

## 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)

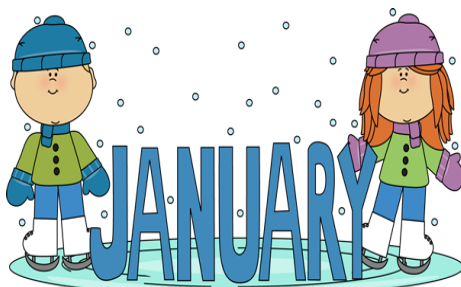
**Mon-Fri** (lunes-viernes)... 9:00am-5:00pm

**Saturday** (sábado) .....Closed (Cerrado)

**Sunday** (domingo).....Closed (Cerrado)

## Mirasol Ocean Towers

2655 Collins Avenue  
Miami Beach, FL 33140



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## Repairs and Improvements

- Flash valves were replaced in the women's bathroom.
- The women's bathroom door was adjusted as it was not closing correctly.
- The automatic exit door to the pool was repaired by in-house personnel.
- Stair railings were painted.
- The hallway carpets were cleaned on several floors.
- A new red exit light was installed in the garage.
- A new pool motor and pump were installed.
- Two condenser motors were lubricated in the cooling towers.
- The kitchen drywall and the ceiling of Unit #2212 were repaired due to a water leak.
- An exit light was replaced on the 15th Floor stairway.
- An opening was made on the ceiling of Unit #2512 to repair a hot water pipe that was leaking.
- The Christmas lights and decorations were removed and stored.
- The hallway carpets were cleaned around the area of Units #402 and #502 due to a water leak in the bathroom of #502.
- Sample paint of different hues of color was applied on doors of Units #1106 and #1107.
- The hallway carpet on the 8th Floor was cleaned.
- The main kitchen pipeline on Line 4 was pressure cleaned.
- The trash chute was thoroughly cleaned from the 25th Floor to the ground floor.
- The Fiesta Room carpet was cleaned.
- The handicap bathroom was painted.

## Reparaciones y Mejoras

- Las válvulas de descarga fueron reemplazadas en el baño de mujeres.
- La puerta del baño de mujeres se ajustó ya que no cerraba correctamente.
- La puerta de salida automática a la piscina fue reparada por nuestro personal interno.
- Las barandas de las escaleras fueron pintadas.
- Las alfombras de los pasillos se limpiaron en varios pisos.
- Se instaló una nueva luz roja de salida en el garaje.
- Se reemplazó un nuevo motor y bomba de la piscina.
- Dos motores del condensador se lubricaron en las torres de enfriamiento.
- Las paredes de la cocina y el techo de la Unidad # 2212 fueron reparados debido a una fuga de agua.
- Se reemplazó una luz de salida en la escalera del piso 15.
- Se hizo una abertura en el techo de la Unidad # 2512 para reparar una tubería de agua caliente que estaba perdiendo agua.
- Las luces y decoraciones navideñas fueron retiradas y almacenadas.
- Las alfombras del pasillo se limpiaron alrededor del área de las Unidades # 402 y # 502 debido a una fuga de agua en el baño de # 502.
- Se aplicó pintura de muestra de diferentes tonos de color en las puertas de las Unidades # 1106 y # 1107.
- Se limpió la alfombra del pasillo en el octavo piso.
- La tubería principal de la cocina en la Línea 4 fue limpiada a presión de agua.
- El ducto de basura se limpió a fondo desde el piso 25 hasta la planta baja.
- Se limpiaron las alfombras del Fiesta Room.
- El baño para discapacitados fue pintado.

## Keep our Building Clean

The administration office continues to receive phone calls and e-mails from the residents about our hallway carpets. Although we do our part by regularly cleaning the carpets, our efforts to keep the rugs clean is futile as many residents do not cooperate. Trash bags continue to get dragged through the hallways leaving behind a trail of grease spots on the carpets. Trash bags are not properly tied when placed into the trash chute, and many times remnants of food are left on the floor. Our housekeeping team is doing an excellent job trying to keep our building cleaned, but they need your cooperation.

## Mantenga nuestro edificio limpio

La oficina de administración continúa recibiendo llamadas telefónicas y correos electrónicos de parte de los residentes sobre las alfombras de los pasillos. Aunque hacemos nuestra parte limpiando regularmente las alfombras, nuestros esfuerzos por mantener las alfombras limpias son inútiles ya que muchos residentes no cooperan. Las bolsas de basura continúan siendo arrastradas por los pasillos que dejan detrás de un rastro de manchas de grasa en las alfombras. Las bolsas de basura no son atadas adecuadamente y cuando se deslizan por el ducto de basura, muchas veces dejan restos de comida en el piso. Nuestro equipo de limpieza está haciendo un excelente trabajo tratando de mantener nuestro edificio limpio, pero necesitan su cooperación.

## Cigarettes Butts Thrown Down the Balcony

When living in a community, someone's actions become a problem for another resident. One common complaint from residents is smoking on balconies. A resident's upstairs may be throwing their cigarette butts or flicking ash from their balcony, or even dumping the contents of their ashtrays into the fourth-floor terrace. The problem is, for the unfortunate resident living underneath. This can lead to cigarette butts, ash, and damage to outdoor furniture. It is not only annoying but a potentially dangerous problem. If this is your operant behavior, please cease as this is a serious and dangerous action.

## Brotos de cigarrillos arrojados por el balcón

Quando se vive en una comunidad, las acciones de algunos residentes se convierten en un problema para otros. Una queja común de los residentes es fumar en los balcones. El piso de arriba de un residente que este arrojando las colillas de cigarrillos desde su balcón, o incluso tirando el contenido de los ceniceros en la terraza del cuarto piso. El problema es, para el desafortunado residente que vive debajo. Esto puede provocar colillas, cenizas y daños a los muebles del balcón. No solo es molesto, sino un problema potencialmente peligroso. Si este es su comportamiento operante, cese ya que se trata de una acción grave y peligrosa.

## Roof Replacement

The next project scheduled to begin soon is the roof replacement. Infinity Roofing & Sheet Metal, Inc. is in the process of obtaining the required documents and permitting for the project. This project is expected to end before the rainy season begins. More information will be provided as the beginning date approaches.

## Reemplazo de Techo

El próximo proyecto programado para comenzar dentro de proco es el reemplazo del techo. Infinity Roofing & Sheet Metal, Inc. está en proceso de obtener los documentos requeridos y los permisos necesarios para comenzar el proyecto. Se espera que este trabajo termine antes de que comience la temporada de lluvias. Se proporcionará más información a medida que se acerque la fecha de inicio.



Commissioner  
**Eileen Higgins**  
District 5



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305-375-5924

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## Trash Chute Room

The recycling containers are for the sole use of recycling items, and they are labeled accordingly. These bins are not trash cans; please do not leave trash bags, disposable paper plates, utensils, and open food containers inside them. This room is for regular household waste disposal ONLY. Discarding of any furniture or large items is not allowed, and fines will be imposed on units that do not comply with this rule. We want to remind you that cardboard boxes must be broken down and may not be thrown into the trash chute. They must be taken to the main trash room located next to the bicycle cage in the basement garage.



## Fobs and Cameras

The preparation for the installation of the key fobs by York Solutions is on its last phase. The use of Fobs will give the board and the administration office better control of the security of the building. Each key fob has a built-in identification code that's unique to each renter/owner. Only authorized persons (tenants and owners) will have entry once the key fob has been successfully read by the key reader. The camera's installation will follow as soon as the key fob projects is completed.

## Llaves Electrónicas y Cámaras

La preparación para la instalación de las llaves electrónicas por la compañía York Solutions se encuentra en su última fase. El uso de las llaves "Fobs" le dará a la junta y a la oficina de administración un mejor control del edificio. Cada llave tiene un código de identificación incorporado, individual para cada dueño e inquilino. Solo las personas autorizadas (inquilinos y propietarios) tendrán acceso una vez que el lector de claves haya leído la llave electrónica. La instalación de las cámaras se realizará tan pronto como el proyecto de las llaves electrónicas finalice.

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Miami Beach Experts

## Noise

Loud music, barking dogs late at night, and late visitors is a recurring complaint that we receive from unit owners. They can hear everyday noises, such as walking, watching television, objects falling on the floor upstairs, to noisier activities, such as blasting music, vibration from loudspeakers, or operating loud appliances through shared walls.

Excessive noise such as loud radios, T.V., barking dogs, and playing musical instruments may disturb your neighbors. The City of Miami Beach Noise Ordinance considers this situation critical after 10 PM and before 8 AM.

Be considerate of the above, below, and next-door neighbors by eliminating as much noise as possible and removing shoes while inside can have a significant impact on noise reduction. Being careful with the volume of televisions and other electrical equipment is also essential.

## Ruido

*La música fuerte, los ladridos de perros a altas horas de la noche y los visitantes que llegan a deshoras de la noche es una queja que seguimos recibimos de parte de los propietarios. Algunos pueden escuchar ruidos cotidianos, como caminar, mirar televisión, objetos que caen del piso de arriba, y otras actividades mucho más ruidosas, como música a todo volumen, vibración de los altavoces u operación de efectos eléctricos que se escuchan a través de paredes compartidas.*

*El ruido excesivo como radios altos, TV, ladridos de perros y tocar instrumentos musicales puede molestar a sus vecinos. La Ordenanza de Ruido de la Ciudad de Miami Beach considera que esta situación es crítica después de las 10 PM y antes de las 8 AM.*

*Sea considerado con los vecinos de arriba, abajo y al lado eliminando todo el ruido que sea posible. Quitándose los zapatos mientras se encuentra dentro de su apartamento puede ayudar a la reducción de ruido. También es esencial tener cuidado con el volumen de televisores y otros equipos eléctricos.*

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