

## 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.

## Maintenance and Repairs

- Due to the COVID-19 virus, a new alcohol hand sanitizer wipe dispenser was placed in between the passenger elevators.
- A large hand sanitizer dispenser was placed at the main door of the building to encourage every person that enters the building to wipe their hands.
- The key fobs and cameras will have been completed by the time you read this newsletter.
- The kitchen cabinet doors were replaced in the Fiesta Room.
- The main kitchen pipeline on Riser#5 was cleaned.
- All trash chute rooms were painted from the 4th Floor to the Penthouse.
- Continue to repair all janitor rooms' walls.
- The Fiesta Room carpet was cleaned.
- The straps holding the electric pipe on the Mezzanine garage near spaces # 412,413, 414 were replaced.
- The hot water return valve and pipe on Line # 11 was replaced.
- The steps and rails on the stair of Line #5 were painted.
- The carpet in the Florida Room was cleaned
- The door lock in the fiesta room was repaired.
- The return pipe of the Cooling Tower was painted.
- All carpets were cleaned from the 4th Floor to the Penthouse.
- Replaced ballast on the 24th Floor.



## Mantenimiento y Reparaciones

- *Debido al virus COVID-19, se colocó un nuevo dispensador de toallitas con alcohol para desinfectar las manos entre los dos elevadores de pasajeros.*
- *Se colocó un dispensador de desinfectante para las manos en la puerta principal del edificio para alentar a todas las personas que entren a desinfectarse las manos.*
- *Los llaveros electrónicos y las cámaras serán finalizados en un corto tiempo.*
- *Las puertas de los gabinetes de la cocina del Fiesta Room fueron reemplazados.*
- *Limpiamos la tubería de la cocina principal de la línea # 5.*
- *Todas las habitaciones de la basura fueron pintadas desde el 4to piso hasta el piso 25.*
- *Se continúa reparando las paredes de todos los closets de los conserjes.*
- *Se limpió la alfombra del Fiesta Room.*
- *Se repararon las correas de la tubería eléctrica cerca a los estacionamientos cerca de los espacios # 412,413, 414 en el garaje del mezanine.*
- *Se reemplazó la válvula y la tubería de retorno de agua caliente en la Línea # 11.*
- *Los escalones y rieles en la escalera de la Línea # 5 fueron pintados.*
- *Se limpió la alfombra del Florida Room.*
- *Se reparó la cerradura de la puerta del Fiesta Room.*
- *Se pintó el tubo de retorno de la torre de enfriamiento.*
- *Se limpiaron todas las alfombras desde el cuarto piso hasta el piso 25.*
- *Se reemplazaron las balastras de luz fría en el piso 24.*

### Access a Doctor Through Techonology

Access **doctors online with video** through the use of your smartphone or computer. This service is free and it is available 24/7. The name of the App is **BAPTIST HEALTH CARE ON DEMAND**. Go to your App Store (either for iPhone or Android) and type the name of the application, download it and register your information. You must create a User ID and a password. (Enter Code 19 When you are set up and ready to speak with a doctor online, have all the following information on hand: name, social security, your insurance company information, name & address of your preferred pharmacy, etc. Tell the doctor the symptoms that you are experiencing. (You will not be charged for these services.)

### Como acceder a un médico mediante del uso de su teléfono inteligente o computadora

El nombre de la aplicación es **BAPTIST HEALTH CARE ON DEMAND**. Acceda la tienda de aplicaciones de su iPhone o de su teléfono Android; descargue la aplicación y cree un usuario – User ID y una contraseña – Pass Word. (Ingrese el “código 19”.) Cuando esté listo para hablar con un médico tenga toda la información necesaria a mano: nombre, seguro social, nombre y número de identificación de su compañía de seguros, nombre y dirección de su farmacia preferida, etc. Es muy importante que le describa al médico los síntomas que está teniendo. (No se estos servicios.)

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Commissioner **Eileen Higgins**  
District 5



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

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## The Annual Membership Meeting of the Association 2020-2021

The Annual Membership Meeting of the Association will be held for the purpose of electing five (5) Directors on Tuesday, April 7, 2020 at 6:00 PM in the Fiesta Room, 2655 Collins Avenue, Miami Beach, FL 33140. Based on the current conditions that we are facing with the COVID-19 virus, we have made some modifications in case we are still unable to congregate as we did in the past. These are:

1. We have hired the DBPR to monitor the elections.
2. The owners will be able to watch and participate electronically only. No one will be allowed in person except the election monitors and the manager. Participating electronically means that unit owners can see the elections through live video (further information will be provided). This plan will be implemented only if we are not able to congregate in person.
3. The results of the elections will be sent to unit owners the next day through Concierge Plus and the bulletin board in the mailroom.

We encourage all unit owners to mail their ballots as soon as possible or to deposit them at the ballot box downstairs.

**Exercising your right to vote is your obligation and your duty.**

## Reunión Anual de Membresía de la Asociación 2020-2021

*La Reunión Anual de Membresía de la Asociación se llevará a cabo con el propósito de elegir a cinco (5) directores el martes 7 de abril de 2020 a las 6:00 PM en el Fiesta Room, 2655 Collins Avenue, Miami Beach, FL 33140. De acuerdo con las condiciones que enfrentamos debido al coronavirus, hemos realizado algunas modificaciones en caso de que aún no podamos congregarnos como hemos hecho en el pasado. A continuación, estamos haciendo lo siguiente:*

1. Hemos contratado al DBPR para monitorear y supervisar las elecciones.
2. Los propietarios podrán participar solo observando electrónicamente. No se permitirá a nadie en persona, excepto los supervisores electorales y la administradora. Participar electrónicamente significa que los propietarios pueden ver las elecciones a través de video en vivo (se proporcionará más información más adelante). Este plan se implementará solamente si no podemos congregarnos en persona.
3. Los resultados de las elecciones se enviarán a los propietarios al día siguiente a través de Concierge Plus y se pondrán en la sala del correo.

*Alentamos a todos los propietarios a enviar sus votos por correo lo antes posible o depositarlos en la urna ubicada en el lobby, detrás del escritorio de recepción.*

**Ejercitar su derecho a votar es su obligación y su deber.**

## Roof Replacement

Effective March 26, 2020, Infinity Roofing & Sheet Metal Inc began replacing the roof system of the building to upgrade it to meet the current Code requirements. We have been asked by some unit owners to postpone the roof work until after the Coronavirus pandemic has passed. The Board has been having daily meetings and communications with the roofing company in order to find a solution that will permit us to do that.

The Board of Directors has decided to continue as planned with the roof project. The decision has been taken after serious consideration and consultations with the City of Miami Beach, the roof consultant, the roofing contractor and after reviewing the emergency notices from the State of Florida and Miami Dade County. We are confident that we have done our due diligence on behalf of the unit owners and that we have achieved the best possible solution to this issue. Safety is key and every possible precaution will be taken in order to protect the residents and staff.

The workers will come in through the stairs at the east side of the building and go to the fourth-floor deck and will take one of the passenger elevators and they will ride uninterrupted to the penthouse floor with the elevator key. This will limit their interaction with owners to a very minimum.

We have been in contact with the City of Miami Beach and they allow essential construction work to continue under the emergency guidelines. The city of Miami Beach has created a form for construction sites called "monitor your symptoms" in sites with more than 8 workers. However, this does not apply to our project since they will only have 6 workers at the same time. However, the contractor of **Infinity Roof, has agreed that they will take temperature readings at their office every day before leaving for Mirasol.**

During the roof replacement, you will experience common construction nuisances. We appreciate your understanding and thank you very much in advance for your cooperation.

## Reemplazo del Techo

*La compañía Infinity Roofing & Sheet Metal Inc comenzó a reemplazar el techo del edificio el 26 de marzo de 2020 para cumplir con los requisitos actuales de Código. Algunos propietarios nos han pedido posponer el trabajo del techo hasta después de que haya pasado la pandemia de coronavirus. La Junta ha estado reuniéndose y comunicándose diariamente con la compañía de techo para encontrar una solución.*

*La Junta Directiva ha decidido continuar según lo planeado con el proyecto del techo. La decisión se tomó después de*

*Pase a la página 4*

**Techo** (viene de la pagina 3)

una seria consideración y consultas con la Ciudad de Miami Beach, el consultor del techo, el contratista del techo y después de revisar los avisos de emergencia del Estado de la Florida y el Condado de Miami Dade. Confiamos en que hemos hecho nuestra debida diligencia en nombre de los propietarios y que hemos logrado la mejor solución posible a este problema.

La seguridad es clave y se tomarán todas las precauciones posibles para proteger a los residentes y al personal. Los trabajadores entrarán por las escaleras en el lado este del edificio e irán a la cubierta del cuarto piso y tomarán uno de los ascensores de pasajeros de ahí viajarán directamente al piso 25 con la llave del elevador. Esto limitará su interacción con los propietarios al mínimo. Hemos estado en contacto con la ciudad de Miami Beach y ellos permiten que el trabajo de construcción esencial continúe bajo las pautas de emergencia. La ciudad de Miami Beach ha creado un formulario para sitios de construcción llamado "monitorear sus síntomas" en sitios con más de 8 trabajadores. Esto no se aplica a nuestro proyecto, ya que solo tendrán 6 trabajadores al mismo tiempo. Sin embargo, el contratista, Infinity Roof, acordó que tomarán lecturas de temperatura en su oficina todos los días antes de partir hacia Mirasol.

Durante el reemplazo tendremos las molestias típicas de construcción y le pedimos que a pesar de estos pequeños contratiempos, agradecemos su comprensión y muchas gracias de antemano por su cooperación.

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