

## 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**.....Frank Ferrer  
**Vice President** .....Liesel Gras  
**Secretary**.....Bibiana Gutierrez  
**Treasurer** .....William Sekkel  
**Director** .....Raul Pontac  
**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 & IMPROVEMENTS

**Trash Room:** the walls of several trash rooms were repaired and cleaned.

**Lobby:** the Lobby walls and ceiling were painted. The air conditioning coil was cleaned, and the filters were replaced.

**Boiler Room:** the floor was cleaned with water and painted, and the drain that was heavily soiled was thoroughly cleaned.

**Hallway Carpets:** were cleaned by our inhouse personnel from 6th to the 10th floor and from the 11th to PH floor.

**Mailbox Room:** the walls were painted.

**Elevators:** exit lights in front of the elevators were relocated for a clearer view of the video cameras.

**Pool:** a new clock was installed on the wall, and a soap dish was installed in the pool showers.

**Front Desk Area:** was painted.



## REPARACIONES Y MEJORAS

**Cuartos de basura:** se repararon y limpiaron las paredes de varios cuartos de basura.

**Lobby:** se pintaron las paredes y el techo, se limpió la bobina del aire acondicionado y se reemplazaron los filtros.

**Sala de calderas:** el piso se limpió con agua y se pintó, y el desagüe que estaba muy sucio se limpió a profundidad.

**Alfombras de pasillos:** fueron limpiadas por nuestro personal desde el seis hasta el piso 10 y desde el piso once hasta el piso veinticinco.

**Sala de buzones:** las paredes fueron pintadas.

**Ascensores:** las luces de salida en frente de los ascensores fueron reubicadas para tener una visión más clara en las cámaras de video.

**Piscina:** se instaló un nuevo reloj en la pared y se instaló una jabonera en las duchas de la piscina.

**Area del Front Desk:** fue pintada.

## THE ROOF

The Roof project is in its final phase. The project has progressed as scheduled without major impediments, almost 95% of the roof is completed. This project is anticipated to finalize on target before hurricane season begins.

## EL TECHO

El proyecto del techo está en su fase final. El proyecto ha progresado según lo programado sin mayores obstáculos. Casi el 95% del techo está terminado. Se espera que este proyecto finalice como programado antes del comienzo de la temporada de huracanes.

# INSURANCE/HURRICANE SEASON 2020

Hurricane Season officially starts June 1st and ends November 30th.

An above-normal 2020 Atlantic hurricane season is expected, according to forecasters with NOAA’s Climate Prediction Center. The outlook predicts a 60% chance of an above-normal season.



We want to remind all Unit Owners and Residents that it is of extreme importance to be prepared before the arrival of a storm. Unit Owners are responsible for their personal belongings as well as automobiles and their contents.

The Board strongly recommends that all Unit Owners obtain their own Homeowner’s Insurance to protect the contents of their apartment. Please ensure that you inform your agent that the condominium has an active fire alarm system, with horns inside every unit, for which you should be able to get a credit. The office will be sending additional information regarding Hurricane Preparedness soon.

## SEGUROS PARA LA TEMPORADA DE HURACANES 2020

*La temporada de huracanes comienza oficialmente el 1 de junio y termina el 30 de noviembre.*

*Se espera una temporada de huracanes en el Atlántico por encima de lo normal, según los pronosticadores del Centro de Predicción Climática de la NOAA. El pronóstico predice una probabilidad del 60% de una temporada por encima de lo normal.*

*Le queremos recordar a todos los propietarios y residentes que es de extrema importancia estar preparado antes de la llegada de una tormenta. Los propietarios son responsables de sus pertenencias personales, así como sus automóviles y contenidos.*

*La Junta les recomienda a todos los propietarios que obtengan seguro de propiedad para proteger el contenido dentro de su apartamento. Por favor asegúrese de informarle a su agente de seguro que el condominio cuenta con un sistema de alarma de incendios, con alto parlantes dentro de todos los apartamentos. Por tener este sistema deberá obtener un crédito. La oficina le estará enviando información adicional con respecto a la preparación de huracanes más adelante.*

## Happy Memorial Day May 25, 2020





Commissioner  
**Eileen Higgins**  
District 5



*"During these challenging times, rest assured that my office is here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."*

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## DISTRIBUTION OF KEY FOBS

Phase 1 of the key fobs and car decals distribution has been completed to residents who currently live in the building - Floors 4th to the 10th. We are now, on the first week of Phase 2 distribution which deadline is June 12th

We need your full cooperation to expedite the implementation of the key fobs and car decals system. Some of you still have not sent the Unit Occupant Identity Information, Permanent Guest List Authorization forms, and close-up photograph of your faces. Without these requirements, we will not be able to provide you the key fobs and car decals.

## DISTRIBUCIÓN DE LLAVEROS ELECTRÓNICOS

*La Fase 1 de la distribución de llaveros y calcomanías para automóviles ha sido completada para los residentes que actualmente viven en el edificio del 4to al 10mo piso. Ahora estamos en la primera semana de la distribución de la Fase 2, cuya fecha límite es el 12 de junio.*

*Necesitamos su plena cooperación para acelerar la implementación del sistema. Algunos de ustedes aún no han enviado la información de Identidad del Ocupante de Unidad, los formularios de Autorización de la Lista de Invitados Permanentes y la fotografía del perfil de su rostro. Sin estos requisitos, no podremos proporcionarle los llaveros y las calcomanías para automóviles.*



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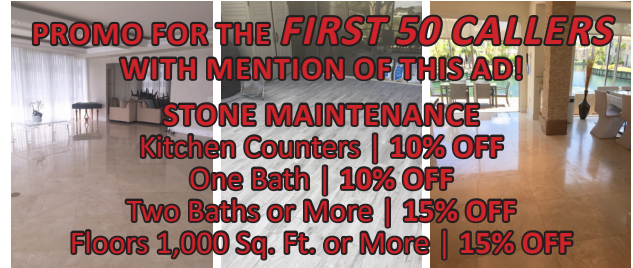
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