

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 PresidentLiesel Gras
Secretary.....Bibiana Gutierrez
TreasurerWilliam Sekkel
DirectorFrank Ferrer
Commercial Area Appointed DirectorBrian 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**



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

- Water extraction continues to be a daily task in our basement garage. Water is still filtering through the walls and concrete floors.
- Walls and ceilings were scraped and painted in the visitor's parking garage.
- All Lobby doors and walls were painted
- The trash chute rooms were painted on Floors 18, 17, 16, 15 & 14.
- The Lobby's air conditioning was serviced by our maintenance personnel. Filters were replaced.
- The basement garage door was fixed by our maintenance supervisor.
- The pool heater was repaired by our maintenance supervisor.
- The pool door was adjusted by our in-house maintenance personnel.
- The fire doors on floors 25 and 18 were painted.
- Plumbing was repaired beneath the sink in the men and women ground floor bathrooms.
- The sink in the 4th Floor laundry room was replaced.
- Risers on Lines 1, 2, 6 and 12 were cleaned by our maintenance personnel.
- The trash chute was washed and disinfected.
- First aid kits were placed at the boiler room and at the Lobby air conditioning room
- The Florida Room and Gym windowpanes were thoroughly cleaned by our maintenance crew.
- 16 Fluorescent lights, and 3 Ballasts were replaced throughout the building.

Reparaciones y Mejoras

- *La extracción de agua continúa siendo una tarea diaria en nuestro garaje subterráneo. El agua sigue filtrándose a través de las paredes y del piso de concreto.*
- *Las paredes y los techos del estacionamiento de visitantes fueron raspados y pintados.*
- *Todas las puertas y paredes del Lobby fueron pintadas*
- *Los cuartos de basura de los pisos 18, 17, 16, 15 y 14 fueron pintados.*
- *Un mantenimiento regular fue realizado al sistema de aire acondicionado del lobby por nuestro personal de mantenimiento. Los filtros fueron reemplazados.*
- *La puerta del garaje del sótano fue reparada por nuestro personal de mantenimiento.*
- *El calentador de la piscina se reparó por nuestro personal de mantenimiento.*
- *La puerta de la piscina fue reparada por nuestro personal de mantenimiento.*
- *Las puertas contrafuegos en los pisos 25 y 18 fueron pintadas.*
- *Se repararon las tuberías debajo del lavabo en los baños de hombres y mujeres de la planta baja del edificio.*
- *El fregadero de la lavandería del cuarto piso fue reemplazado.*
- *Nuestro personal de mantenimiento limpió las líneas verticales en las líneas 1, 2, 6 y 12.*
- *El ducto de basura fue limpiado y desinfectado.*
- *Se colocaron botiquines de primeros auxilios en los cuartos de las calderas y en el aire acondicionado del Lobby.*
- *Nuestro equipo de mantenimiento limpió los ventanales de vidrio del Florida Room y del gimnasio.*
- *16 luces fluorescentes y 3 balastos fueron reemplazados en diferentes áreas del edificio.*

Noise

As the holidays are quickly approaching, we'd like to remind our residents the Mirasol Rules.

- Noise continues to be a problem. Numerous e-mails have been sent reminding all that we are part of a community; your actions affect your neighbors. 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.
- Cigarette butts thrown from higher balconies are a recurring problem, especially on floors 15th and 16th. This presents a safety hazard for people in the balconies below and can also light a fire.
- Airbnb rentals, short-term rental and subleasing are prohibited in our building. It is against our governing documents to rent an apartment for less than three (3) months. If we learned that an owner is short term renting an apartment, he/she will be penalized. If a tenant is subleasing his/her apartment, the lease would be terminated.
- Visitors during the Holiday season – The administration office must be notified in writing. You can request a visitor's approval by login to www.mirasolconciergeplus.com (emails are accepted) at least five (5) days before the arrival of any guest(s). The Front Desk Staff will be ordered to DENY entrance to the building of any person(s), without prior written approval from the Manager's office. This includes family, friends or visitors not listed on Concierge Plus.
- We keep getting phone calls from concerned owners witnessing residents eating and drinking out of glass bottles around the pool area. This is absolutely forbidden, and it

is strictly enforced and monitored by the City of Miami Beach. Please limit the Oasis area for drinking and eating. Help us keep our pool safe and looking good. Place a towel before laying on a lounge chair. If you move a chair, please put it back to its original place before leaving.

- Walking into the building with wet clothes is not safe; you can slip and fall, and it is against the Rules & Regulations. Cover-ups and sandals are required at all times.
- Improper disposal of boxes and waste in the trash room have become common in recent months. These days many people are going to the web for most of their purchases, and this creates an abundance of boxes left for removal. Do not leave cardboard boxes in the trash room or thrown down the trash chute. Please crush your boxes and take them to the basement garage next to the bicycle cage. Don't forget to use the recycling bins. Deposit your aluminum cans, plastic bottles, newspapers, corrugated cardboard, steel cans, magazines, mixed paper, and glass containers at their designated bins.

Happy Thanksgiving

Thanksgiving is a day set aside for more than just good food and togetherness. It is a day when people take time to reflect on what they are grateful for in their lives. It is one time of the year that should be reserved for family gatherings, togetherness, and giving thanks. Some things should be sacred and having family time on a specified day of the year is one of those things. The association and the staff of Mirasol Ocean Towers wish you and your family a very Happy Thanksgiving.

Feliz Dia de Acción de Gracias

El día de Acción de Gracias es un día reservado para algo más que una reunión familiar y buena comida. Es un día para reflexionar y dar gracias por lo que estamos agradecidos. Algunas tradiciones deben ser sagradas, y pasar tiempo con la familia en un día determinado del año es una de ellas. La asociación y los empleados de Mirasol Ocean Towers le desean a Uds. y a su familia un Feliz Dia de Acción de Gracias.



Commissioner
Eileen Higgins
District 5



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Miami Beach, Florida, 33139
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www.miamidade.gov/district05

305-375-5924

District5@miamidade.gov

@CommishEileen

/CommishEileen

El Ruido

Los días festivos se acercan a pasos agigantados, y nos gustaría recordarles a nuestros residentes las Reglas de Mirasol.

- El ruido sigue siendo un problema. Se han enviado un gran número de correos electrónicos recordando a todos que somos parte de la comunidad; **sus acciones afectan a sus vecinos.** El ruido excesivo, como radios con volumen alto, televisores, ladridos de perros y tocar instrumentos musicales puede molestar a sus vecinos. La Ordenanza sobre el ruido de la ciudad de Miami Beach considera esta situación crítica después de las 10 p.m. y antes de las 8 a.m.
- Las colillas de cigarrillos tiradas desde los balcones son un problema recurrente, especialmente en los pisos 15 y 16. Esto presenta un peligro para la seguridad de las personas en los balcones mas bajos y también pueden ocasionar incendios.
- Los Airbnb, alquileres a corto plazo y subarrendamientos, están prohibidos en nuestro edificio. Van contra nuestras regulaciones. Alquilar un apartamento por menos de tres (3) meses no es permitido. Si nos damos cuenta de que un propietario está alquilando su apartamento a corto plazo, él / ella será penalizado/a. Si nos enteramos que un inquilino subarrendando su apartamento, el contrato de arrendamiento será anulado.
- Visitantes durante la temporada de vacaciones - La oficina de administración debe ser notificada por escrito. También puede solicitar la aprobación de un visitante mediante el usuario www.mirasol-conciergeplus.com al menos cinco (5) días antes de la llegada de cualquier invitado (s). (Se aceptan correos electrónicos.) Se ordenará al personal de recepción que no le de entrada al edificio a personas,

sin la aprobación previa por escrito de la oficina del gerente. Esto incluye familiares, amigos o visitantes que no figuran en Concierge Plus.

- Seguimos recibiendo llamadas telefónicas de propietarios preocupados que observan cómo algunos residentes comen y beben en botellas de vidrio alrededor del área de la piscina. Esto está absolutamente prohibido, y la Ciudad de Miami Beach lo controla estrictamente. Por favor limitase al área del Oasis para beber y comer. Ayúdenos a mantener nuestra piscina segura y en buen estado. Coloque una toalla antes de acostarse en la silla de extensión. Si mueve una silla, vuelva a colocarla en su lugar original antes de marcharse.
- Entrar al edificio con ropa mojada no es prudente; puede resbalar y caerse, y está contra las Reglas y Reglamentos. Se requiere cubiertas de playa, camisetas y sandalias en todo momento.

- En los últimos meses, la práctica inadecuada de desechar las cajas de cartón en los cuartos de basura se ha convertido en un hábito. Hoy en día, muchas personas realizan gran parte de sus compras mediante el internet, y esto crea un gran volumen de cajas por desechar. Las cajas de cartón no se pueden dejar en el cuarto de basura ni se pueden tirar por el ducto. Aplaste sus cajas y llévelas al garaje del sótano junto a la jaula de bicicletas. No olvide de usar los contenedores de reciclaje. Deposite las latas de aluminio, botellas plásticas, periódicos, cartón corrugado, revistas, papeles mixtos y envases de vidrio en los contenedores designados para estos artículos.

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