

# OCTAGON *Tribune*



Volume 5 Issue 10

A Monthly Newsletter for the Residents of the Octagon Towers Condominium

November 2019

## OCTAGON TOWERS CONDOMINIUM

1881 Washington Avenue  
Miami Beach, Florida 33139

### ASSOCIATION OFFICERS

Scott Weikel  
Steven Velozo  
Eibi Aizenstat  
Raul Jidy  
Adriana Moya  
Greg Freeman  
Joseph Pearson  
Jill Rose Robinson  
Alba Gonzalez

### PROPERTY STAFF

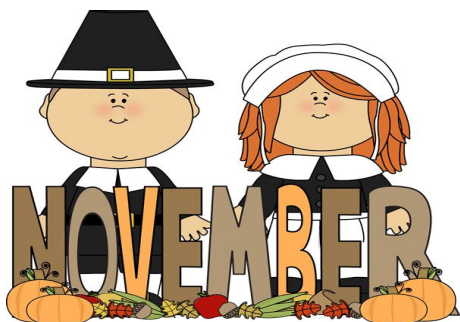
**Manager** ..... Boris Darchy, LCAM  
*boris@pmisunshinestate.com*  
**Maintenance Sup.** ... Jaime Orozco  
**Maintenance** ..... Pedro Alvarez

### IMPORTANT NUMBERS

**Main** ..... 305-673-6580  
**Fax** ..... 305-673-9169  
**Valet** ..... 305-673-4563  
**After Hours Emergency**  
..... 786-440-6157

### OFFICE HOURS

**Mondays** ..... 7:00am - 12:00pm  
**Tuesdays** ..... 1:00pm - 5:00pm  
**Wed. and Fri.** 8:00am - 1:00pm  
**Thursdays** ..... 3:00pm - 7:00pm



INTEGRITY...KNOWLEDGE...SERVICE...COMMITMENT®

November 11, 2019

To the Owners of Octagon Towers  
Condominium Association, Inc.

I am writing to provide you with an update regarding the challenges the association has faced since we were hired by the board of directors in September to provide day-to-day accounting services. My firm is Stroemer & Company, LLC, and we are what you would call a 'full service' CPA firm. Among the many tax, audit and accounting services we provide to our clients, we have extensive experience working with condominium associations. And we are excited about having the opportunity to work with you.

Octagon Towers has unfortunately faced unexpected delays and obstacles over the past two months. Basically there were three separate issues that all happened at about the same time that prevented you from making your monthly maintenance fee payments. None of which were caused by the association's board of directors or by us. Following is a

brief summary.

The first problem is that any owner who was signed up for automatic payment via ACH had to start over. The ACH forms with the prior management company were not transferred and the bank advised us to obtain new forms from all owners who wanted to participate. For owners on ACH, your October maintenance fees were not debited from your bank account and may still be due. Fortunately the ACH process is working as of November. If you would like to sign up for and pay your monthly maintenance fees by direct debit but are not currently enrolled, fill out and return the attached Authorization for Automatic Debit form to us.

The second issue was that the online payment website, [www.octagon-condo.com](http://www.octagon-condo.com) was not available. New agreements had to be executed and the association account had to be migrated. Although this transition took longer than expected, as of the end of last week the website is now

*Continued on page 2*

**Accountant** (cont from page 1)

operational. Options include paying maintenance fees by electronic debit or by credit card.

The third challenge was due to an error by the bank. Many owners who mailed their check and related coupon to the bank lockbox had their envelopes returned instead of processed. The bank admitted its error and the P.O. Box is once again functioning properly. If you had any payments returned to you, please resend them to the bank lockbox for processing.

To summarize, there are many ways you can pay your monthly maintenance fees. Sign up for ACH and never worry about missing a payment. Or go to [www.octagoncondo.com](http://www.octagoncondo.com) and pay your fees online. Or mail your check and coupon to the bank lockbox at Octagon Towers Condominium Association, Inc., c/o Popular Association Banking, P.O. Box 164703, Miami, FL 33116.

To find out about the status of your account, you can call our customer service number at 305-668-3845, or you can check yourself when you log onto your account at [www.octagoncondo.com](http://www.octagoncondo.com). When you call us, be patient as we have recently received many calls from other owners from Octagon Towers as well as other associations due to the bank lockbox and other issues. If we do not answer your call, leave us a message and your

call will be returned. I apologize to any owner who feels they have not received our best service. I assure you that your call is important to us and we will help to resolve your issue as quickly as possible.

I hope you now have a better understanding of the recent challenges your association and new accounting firm have had to face and overcome. Hopefully all matters are finally resolved and operations will quickly return to normal. I can assure you that your board of directors and your new accounting firm have worked hard throughout this transition and will continue to do so for you.

Sincerely,  
Marc Berenfeld, CPA

# A Thanksgiving Blessing

May your stuffing be tasty  
May your turkey plump,  
May your potatoes and gravy  
Have nary a lump.  
May your yams be delicious  
And your pies take the prize,  
And may your Thanksgiving dinner  
Stay off your thighs!

-Unknown



**Happy Holidays**

FOR FAST AND EFFECTIVE RESULTS CONTACT  
**JANET REGALADO**

- ◆ *Honesty & Integrity*
- ◆ *Exceptional Service*
- ◆ *World-Class Reach*

**JANET REGALADO P.A.**  
Realtor Associate  
South Beach Real Estate  
Mobile 305-301-8102  
JanetRegalado@Gmail.com

**20 Years**  
ANNIVERSARY OF SERVICE

**SBRE**  
SOUTH BEACH REAL ESTATE

*Miami Beach Experts*

Published monthly at no cost for Octagon Towers by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or [info@cgpnewsletters.com](mailto:info@cgpnewsletters.com) to advertise in one of our newsletters or to get a free newsletter for your property.

AUTHORIZATION AGREEMENT FOR PREAUTHORIZED PAYMENTS  
Automatic Checking Deductions

Unit Owner Name(s): \_\_\_\_\_

ID #; Account # or Unit #: \_\_\_\_\_

I (we) hereby authorize OCTAGON TOWERS CONDOMINIUM ASSOCIATION, INC., hereinafter called the COMPANY, to initialize entries to my (our) account at the depository institution listed below, to debit the same to such account. I understand my participation in this program involves deduction from my account listed below, which can be subject to corrections and/or adjustments as instructed by the COMPANY.

Unit Owner's Bank Name: \_\_\_\_\_

Bank Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Routing or ABA Number: \_\_\_\_\_

Account Number: \_\_\_\_\_

Type of Account (check one):  Checking  Savings  Money Market

Due Date and Amount Due: First day of each month \$ \_\_\_\_\_

This Authorization is to remain in full force and effect until the COMPANY has received written notification from me (or either of us) of its termination in such time and in such manner as to afford the COMPANY & Banco Popular a reasonable opportunity to act on it.

\_\_\_\_\_  
Signature of Homeowner Date

\_\_\_\_\_  
Signature of Homeowner Date

Attention Homeowners: Please attach a copy of a voided check to verify bank information. Returned or rejected ACH's are subject to late fees and other bank charges.

This form and voided check must be mailed directly to the association's accountants: Stroemer & Company LLC, Attn: Customer Service; 14400 NW 77<sup>th</sup> Court, Suite 206, Miami Lakes, Florida 33016. **Requests must be received by the 15<sup>th</sup> of the month to be activated for the following month.**





# Ice Cream Pumpkin Pie

**INGREDIENTS:**

- 1 package (9 ounces) prepared graham cracker pie crust
- 1 pint vanilla ice cream softened
- 1 can (16 ounces) pumpkin
- 1 cup whipped cream
- 3/4 cup sugar
- 2 teaspoons pumpkin pie spice
- 1/2 teaspoon salt

**INSTRUCTIONS:**

Fill piecrust with ice cream; freeze until solid. In medium bowl, combine pumpkin, whipped cream, sugar, pumpkin pie spice and salt. Spoon mixture over frozen layer of ice cream in crust; freeze until solid.

To serve, remove pie from freezer and place in refrigerator one hour before serving. Slice and serve with additional whipped cream, if desired.

Cooking tip: Frozen non-fat yogurt and fat-free whipped topping may be used in place of ice cream and whipped cream.



Commissioner  
**Eileen Higgins**  
District 5



*"With offices in Miami and Miami Beach, we are here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."*

**COME VISIT**

**DISTRICT OFFICE**

2100 Coral Way, Suite 400  
Miami, Florida, 33145  
Monday - Friday / 9:00 am - 5:00 pm

**MIAMI BEACH OFFICE**

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

[www.miamidade.gov/district05](http://www.miamidade.gov/district05)

305-375-5924

District5@miamidade.gov

@CommishEileen

/CommishEileen

**stellar**

**Public Adjusting Services**

Professional Insurance Claim Representation

**GOT PROPERTY DAMAGE?  
GET HELP NOW!**

**RE-OPEN OLD & DENIED CLAIMS**

**FREE CLAIM INSPECTION**

**IS YOUR ROOF LEAKING?**

**ARE YOU HAVING PLUMBING BACKUPS?**

**DO YOU HAVE WATER DAMAGE?**

**DOES YOUR DRAIN LINE NEED TO BE REPLACED?**

**RESIDENTIAL • COMMERCIAL  
COMMUNITY ASSOCIATIONS**



Roof  
Leaks



Water  
Damage



Vandalism  
Damage



Loss of  
Income



Fire  
Damage



Flood  
Damage



Hurricane  
Damage



Mold  
Damage

License #PI175224

**MIAMI-DADE (305) 396-9110  
BROWARD (954) 376-6991  
PALM BEACH (561) 404-3069**

**STELLARADJUSTING.COM**

This is solicitation for business. If you have had a claim for an insured property loss or damage and you are satisfied with the payment by your insurer, you may disregard this advertisement.

**BLINDS & SHADES**

**FREE  
SHOP AT HOME  
SERVICE**

**WE BEAT ANY ESTIMATE  
BLINDS, SHADES, SHUTTERS**

**FREE  
MEASURING &  
INSTALLATION**

**FAST SERVICE, LOWEST PRICES GUARANTEED!**

**20% OFF  
Motorized  
Shades**  
exp. 2/29/20  
must present coupon

**MOTORIZED SPECIALIST**  
VERTICALS REPAIRED & CLEANED  
SHADES REPAIRED & CLEANED

**WE ALSO DO  
REPAIRS**  
VERTICAL TRACKS  
REPAIRED

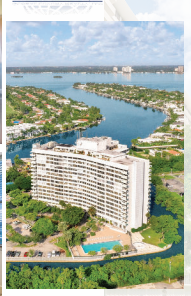
**305-469-8162 WE SHOW UP! 25 Years in Biz**

**Under Contract**

7441 WAYNE AVE, #6J  
MIAMI BEACH, FL

Beautiful, corner-unit condo with open balcony and great views at Parkview Point Condominiums. Renovated kitchen with granite countertops and stainless steel appliances.

Call Now!  
Rosa Jacquelin  
(786) 239-1283



[www.SignatureHomesOfMiami.com](http://www.SignatureHomesOfMiami.com)

# DIAMOND REMODELERS

**Full Service Contractors**

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, **family owned for 30 years.**

*specializing  
in condo &  
apartment interiors*

Jeff Diamond & Anthony Lasorsa  
**305-865-9005**  
[www.diamondremodelers.com](http://www.diamondremodelers.com)  
[jeff@diamondremodelers.com](mailto:jeff@diamondremodelers.com)

## Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

### REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Moldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

**"Your Experienced Handyman"**

### PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Mirror Installation
- Framing, Drywall & Finishes
- EST. 1980



Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497  
 Licensed & Insured General Contractor

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15% Off**  
 any remodeling job!

**10% OFF Any Service**

Valid With Coupon. Not To Be Combined With Other Offers. Exp 12/31/2019



**DAVILA CONSTRUCTION GROUP LLC.**  
 State General Contractor CGC1521462

**CALL FOR FREE ESTIMATES**

**305.747.6707**

Contact@Davila-Construction.com

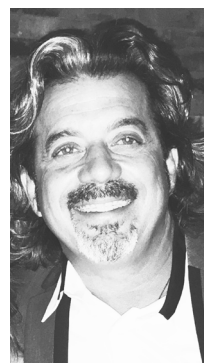


24 Years in Construction  
 Bathrooms | Kitchen | Floors  
 General Remodeling

**ASK FOR OUR CONDO UPGRADE PACKAGES!**

## One Dollar Emergency Dental Visit Including Necessary X-Rays

NEW PATIENTS ONLY.



Meet Your Neighborhood Dentist  
**Dr. Edy A. Guerra**

Over 20 years in Surfside / Bay Harbour / Bal Harbour

### Two Locations to Better Serve You

9456 Harding Ave.  
 Surfside, FL 33154

4011 W. Flagler St.  
 Coral Gables, FL 33134

**(305) 866-2626**

<http://www.dentistsurfside.com/>