

PROPERTY MANAGEMENT

Property Manager.. Angela Panzardi
Office Admin. Daisy Caporusso

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
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.

**CONGRATULATIONS to the Five Re-elected
Board of Directors**

We would like to thank all the candidates and the members of the Elections Committee that participated. We are privileged to have such a committed and hard-working group of owners guiding and taking our building into a bright new future. Congratulations again to this great team for their excellent work.

Following are the results of the elections for the Board of Directors 2019-2020:

Bibiana Gutierrez 125	Nancy Hensel 29
Frank Ferrer 118	Olga Garcia 31
Giselle Zangan 17	Oscar Osman 11
Liesel Gras 121	Raul Pontac 41
Maria Elena Esparza 121	William Sekkel
Maria Guitian 34	124

***FELICITACIONES a los Cinco Miembros
Reelegidos de la Junta Directiva***

Nos gustaría agradecer a todos los candidatos y a los miembros del Comité Electoral que participaron. Somos privilegiados de tener un grupo de propietarios capacitados y trabajadores que guiarán y llevarán a nuestro edificio hacia un nuevo y brillante futuro. Felicitaciones nuevamente a este gran equipo por su excelente trabajo.

Los siguientes son los resultados de las elecciones para la Junta Directiva 2019-2020:

Bibiana Gutierrez 125	Nancy Hensel 29
Frank Ferrer 118	Olga Garcia 31
Giselle Zangan 17	Oscar Osman 11
Liesel Gras 121	Raul Pontac 41
Maria Elena Esparza 121	William Sekkel 124
Maria Guitian 34	

Mirasol Website

We are very pleased to inform you that there is a new website for all residents and owners of Mirasol. Our new website will help you save time when you contact the office and reception.



By using this website you can:

1. Receive notifications of received packages.
2. Book our rooms for private events.
3. View community events and important dates.
4. Create service requests (maintenance, etc.)
5. Receive newsletters by email and see previous newsletters
6. Have access to important files and documents of the community.
7. Update contact information.

WEB PAGE <https://mirasol.conciergeplus.com>

Create an account - Username and Password to register to this informative website.

La Página Web

Por favor insíbase la página web:
WWW.MIRASOL.CONCIERGEPLUS.COM

Nos complace informarles que existe una nueva página web para todos los residentes y propietarios de Mirasol <https://mirasol.conciergeplus.com>

Nuestra nueva página web le ayudará a ahorrar tiempo cuando tenga que comunicarse con la oficina y la recepción.

Al utilizar la página web podrá:

1. *Recibir notificaciones de paquetes recibidos.*
2. *Reservar nuestros salones para eventos privados.*
3. *Ver eventos de la comunidad y fechas importantes.*
4. *Crear solicitudes de servicios (mantenimiento, etc.)*
5. *Recibir boletines por correo electrónico y ver boletines anteriores*
6. *Tener acceso a archivos y documentos importantes de la comunidad.*
7. *Actualizar la información de contactos.*

Ud debe crear un nombre de usuario (UI) y contraseña (PW) para poder registrarse en ésta página informativa.



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Maintenance and Improvements

- Sump Pump Final Inspection – Completed
- Concierge Plus Implementation – Completed
- Exhaust Fan Installation – Completed
- Building Painting – In progress
- Entrance Repairs – In progress
- Balcony 4th Floor Railing Installation – In progress
- Elevator Inspection – Completed
- Pool Furniture Replacement – In progress (Expected to be here in early May)
- Cooling Tower Safety Ladder & Platform – Completed
- Cooling Tower West Fills – Completed



HAPPY



PASSOVER!

Wishing you and yours a happy and peaceful Passover.

Happy Passover

Passover (in Hebrew, Pesach) commemorates the exodus of the Jews from slavery in Egypt. The holiday is ultimately a celebration of freedom, and the story of the exodus from Egypt is a powerful metaphor that is appreciated not only by Jews, but by people of other

Happy Easter

Colored eggs and marshmallow chicks. It must be that time of year again. May this Easter bring you all together for a great celebration filled with lots of joy, happiness and of course chocolate! Happy Easter to all of you from the staff at Mirasol.



Learn to dance like a star for your health

Join us and enjoy lunch, a Ballroom Dance demonstration and Ballroom Dance instruction

12.00 pm to 2.00pm

This is a complimentary event, BRING A FRIEND!

HAPPENING AT ELITEHEALTH NORTH BAY VILLAGE COMMUNITY WELLNESS CENTER 1700 79TH STREET CAUSEWAY, #120 NORTH BAY VILLAGE



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Miami-Dade Commissioner

Eileen Higgins

District 5



Our office is here to serve you. For assistance, please feel free to reach out:

www.miamidade.gov/district05 | district5@miamidade.gov



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2018-19

Budget Amendments

Please be advised that Mirasol’s accounting firm (Juda & Eskew) will be changed to Castle Group Management in the near future. New coupon including account services information and payments instructions will be mailed shortly.

As a reminder, maintenance fees are due on the 1st of each quarter, payments received 30 days after the due date will incur late fees.

Unit Owner (s) enrolled in the AutoPay Program will not receive a booklet, quarterly maintenance payments will be automatically deducted from the registered financial institution. Please review your account information to confirm or change any banking information as necessary.

For your convenience, the following are additional methods of making your maintenance payment:

Automatic Withdrawal or “AutoPay “

This option allows your payment to be withdrawn and processed automatically from your bank account.

Payments sent via USPS Mail

Residents also have the option to mail their quarterly maintenance payments. Please mail your payments to the following address:

Mirasol Ocean Towers Condominium, Inc.
c/o Maintenance Assessments
PO Box 189115
Plantation, FL 3318-9115

or

Mirasol Ocean Towers Condominium, Inc.
2655 Collins Avenue
Miami Beach, FL 33140

2018-19

Enmiendas presupuestaria

Queremos informarles que la firma de contabilidad de Mirasol (Juda & Eskew) será trasladada a Castle Group Management próximamente. En breve se enviarán nuevos cupones que incluye información de servicios de cuenta e instrucciones de pago.

Como recordatorio, los pagos de mantenimiento vencen el 1 de cada trimestre. Pagos recibidos 30 días después de la fecha de vencimiento incurrirán en multas por demora.

Los residentes inscritos en el Programa de AutoPago no recibirán cupones, los pagos de mantenimiento trimestrales se deducirán automáticamente

de su institución financiera en registro.

Revise la información de su cuenta para confirmar o cambiar cualquier información bancaria según sea necesario.

Para su comodidad, los siguientes son métodos adicionales para realizar su pago de mantenimiento:

Retiro automático o “AutoPay”

Esta opción permite que su pago sea retirado y procesado automáticamente desde su cuenta bancaria.

Pagos enviados por correo de USPS.

Los residentes también tienen la opción de enviar por correo sus pagos de mantenimiento trimestrales. Por favor envíe sus pagos a la siguiente dirección:

*Mirasol Ocean Towers Condominium, Inc.
c/o Maintenance Assessments
PO Box 189115
Plantation, FL 33318-9115*

o

*Mirasol Ocean Towers Condominium, Inc.
2655 Collins Avenue
Miami Beach, FL 33140*

BUDGET



Noise Ordinance

The administration office has been receiving numerous grievances regarding excessive noise and heavy traffic of people during the late hours of the night. Please bear in mind that you are not living in a residential home. You are part of a community living and as such, should respect your neighbors.

No resident or guests shall make or permit excessive or disturbing noises in the building "at any time", including playing musical instruments, radios, TV etc., in such manner as to disturb in any way other residents. As a result of the City of Miami Beach Noise Ordinance this situation will be considered critical after 10:00 P.M. and before 8:00 A.M. EST.

Ordenanza de ruido

La oficina de administración ha estado recibiendo numerosas quejas con respecto a ruido excesivo y el tráfico de personas durante altas horas de la noche. Por favor, tenga en cuenta que no está viviendo en una casa residencial, todos los residentes son parte de una comunidad y, como tal, sus vecinos merecen respeto.

Ningún residente o invitado debe hacer o permitir ruidos excesivos o molestos en el edificio "en ningún momento", incluyendo tocar instrumentos musicales, radios, televisiones, etc., de manera tal que pueda molestar a los demás residentes. Como resultado de la Ordenanza de Ruido de la Ciudad de Miami Beach, esta situación se considerará crítica después de las 10:00 p.m. y antes de las 8:00 a.m. EST.

Hallways Safety Measures

Obstructions in or around the common areas are prohibited.

As per Mirasol Ocean Towers Condominium, Inc governing documents which state:

R&R: Sec.10 Page 15.1: Common Elements (hall, Stairs, Corridors, etc.) shall not be obstructed or used for any other purpose than ingress and egress to and from the Units. No personal articles of any type are to be left in any common areas including the garages. This include mobility scooters for persons with disabilities. Our hallways must be free of objects, i.e. no door mats.

Medidas de seguridad en los pasillos

Las obstrucciones alrededor de las áreas comunes no son permitidas.

De acuerdo con los documentos de Mirasol Ocean Towers Condominium, Inc. establecen:

R&R: Sec.10 Página 15.1: Los elementos comunes (pasillo, escaleras, corredores, etc.) no se deben obstruir ni usar para ningún otro propósito que no sea el ingreso y egreso hacia y desde las Unidades. Artículos personales de ningún tipo son permitidos en las áreas comunes del edificio, ni el los garajes. Esto incluye scooters de movilidad para personas con discapacidad, o poner alfombras en la parte de entrada en los pasillos.

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