

PROPERTY MANAGEMENT

Property Manager.. Angela Panzardi
Office Admin..... Daisy Caporusso

IMPORTANT #'S:

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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



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From the President's Desk

It is the beginning of a new year and I wanted to bring you up to date on the many projects your board is working on at Mirasol. These projects are being done with the support and cooperation of the Construction Committee, the Finance Committee and the Decorating Committee.



1. **Basement and Mezzanine Pipes** - We have finished replacing the pipes in both the mezzanine and basement areas which, for years, had been corroding and some of them had not been replaced properly.
2. **Sump Pumps** - The sump pumps project is almost done after many electrical revisions by the City of Miami Beach. We should have the violation cured within the next few weeks.
3. **Cooling Tower** - As you may be aware, the cooling towers were damaged during hurricane Irma. The first cooling tower has been fixed without a lot of inconvenience to the owners. The second cooling tower will soon be repaired also.
4. **Fire Doors** - All fire doors have been ordered, installed and painted.
5. **Hallways** - The hallways were deep cleaned last November in an effort to make them better until such time as we can replace them with new flooring after the sprinkler system required by the State of Florida has been installed.
6. **Fire Safety Project** - For the sprinklers project, an engineering company, SLS, has been chosen and has completed their report which is being sent to the Fire Marshall for their review and acceptance. We will keep you informed on this mandatory installation.
7. **Cameras and Fobs** - Six companies were invited to quote on this project and three have been interviewed. Once we decide which one will do the job, we will inform you of the details.
8. **Tower Paint** - We have approved and chosen **Coast to Coast** to do the painting of the tower at a savings of close to \$100,000 and are finalizing the details. This is a necessary job which needs to be done now following the concrete and windows restoration which is in progress.
9. **Concrete and Windows Restoration** - As you all can see, the concrete and windows restoration of the building is continuing to be done by G&E Contractors supervised by IBA Consultants as per the settlement agreement reached in 2017. Some of the work is being done under G&E's warranty and some of it is not under warranty and is being repaired as they go around the building.
10. **Driveway** - New ramps and a new entrance driveway are in the process of being scheduled and we should start this project in the very near future.
11. **Pool** - New furniture and umbrellas have been ordered for the pool and

President (cont. from page 1)

soon will be arriving. The floor will have to be approved by the owners and as soon as that happens, we will be letting you know the scope and amount needed to complete the pool area, including new landscaping, lighting and irrigation as well as the removal of the old fence.

- 12. **Exhaust Fans** - Ten new exhaust fans have been ordered and they will be installed by our own maintenance personnel.
- 13. **Pool Fence** - A new fence has been installed around the perimeter of the pool. This had been pending for quite some time. The fence should be a deterrent to people trespassing into our pool area.
- 14. **Maintenance** - In an effort

to improve the quality of our maintenance we have hired a new maintenance supervisor. Mr. Ramon Baez. Ramon has a great deal of experience in general maintenance and air conditioning. His air conditioning expertise will help us save by being able to cancel the South Florida contract we had for air conditioning maintenance which will represent a savings of some \$8,000 a year. Please give Ramon your welcome when you meet him around the building.

- 15. **INSURANCE** - A new insurance carrier was chosen, USI Insurance Services, at a savings to the association of over \$100,000 a year in premiums.
- 16. **CASTLE MANAGEMENT** - We recently approved the transfer of our accounting from Juda-

Eskew to Castle Management in an effort to afford everyone a more complete service experience. This is a process which is being undertaken at the moment and will take a joint effort and several weeks to accomplish. Mr. Sekkel our Treasurer, will inform everyone on the progress. Also, by transferring our employees to Castle Management they now are afforded better vacations, holidays and most importantly medical insurance at no cost to them which they did not have before.

Miscellaneous Projects: Several other improvements have taken place:

- New Vending Machines with lots

Continued on page 3



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President (cont. from page 2)

of choices in the hallway behind the lobby.

- The Ballroom received new lamps, chairs, tables and art work. This room can be rented for your parties or private events.
- The laundry rooms are being upgraded.
- A treasurer’s report is forthcoming explaining that some projects are awaiting a vote although the money was collected and is being kept in escrow at Banco Popular. Any owner is welcome to ask for an appointment at the office to look at all the documents and invoices regarding any of these projects.

I trust that you can appreciate all the hard work and savings your board has achieved during the last year and will help us to continue to bring Mirasol to its fullest potential.

Please remember to always feel free to reach out to us for any questions or problems you may have. Thank you.

Maria Elena Esparza, President
Board of Directors

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Estimados amigos y vecinos:

Estamos al comienzo del nuevo año y desearía ponerlos al día de todos los proyectos en los cuales su junta directiva está trabajando en Mirasol Ocean Towers. Estos proyectos están siendo posible en muchos de los casos con la colaboración del comité de finanzas, construcción y decoración.

1. **Tuberías del Sótano y del Mezzanine:** Hemos terminado de reemplazar las tuberías en las áreas del mezzanine y sótano que, durante años, se habían corroído y algunas de ellas no se habían reemplazado correctamente.
2. **Bombas de Sumidero:** El proyecto de bombas de sumidero está casi terminado, después de muchas revisiones eléctricas realizadas por la Ciudad de Miami Beach. La violación con la Ciudad de Miami Beach será eliminada en las próximas semanas.
3. **Torre de Enfriamiento:** Como saben, las torres de enfriamiento se dañaron durante el huracán Irma. La primera torre fue arreglada con pocos

inconvenientes para los residentes. La restauración de la segunda torre ha sido aprobada y pronto será reparada.

4. **Puertas contra Incendios:** Todas las puertas contra incendios han sido ordenadas y colocadas
5. **Pasillos:** Los pasillos se limpiaron a profundidad el pasado noviembre en un esfuerzo por mejorarlos hasta que podamos reemplazarlos con pisos nuevos. El reemplazo de los pisos se efectuará una vez que se haya instalado el sistema de rociadores requerido por el estado de Florida.
6. **Proyecto de Seguridad contra Incendios:** La empresa de ingeniería, SLS, ha sido elegida. Esta firma ha finalizado su reporte que fue enviado al Jefe de Bomberos de Miami Beach para su revisión. Les mantendremos informado del progreso de esta instalaciónn obligatoria.
7. **Cámaras y Acceso Electrónico:** Se invitó a seis empresas a cotizar este proyecto y tres de ellas fueron entrevistadas. Una vez que escojamos la empresa que realizara este proyecto, le informaremos con más detalles.
8. **Pintura de la Torre:** Hemos aprobado y elegido **Coast to Coast** para que lleve a cabo la pintura de la torre, el ahorro es de casi \$100,000 comparada con las cotizaciones que teníamos. Este es un trabajo necesario que debe hacerse inmediatamente después que la restauración de concreto en curso.
9. **Restauración de Concreto y Ventanas:** Como todos ustedes pueden ver, la restauración de concreto y ventanas del edificio continúa siendo realizada por los

Pase a la página 4

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Presidente (viene de la pagina 3)

contratistas de G&E, supervisados por los consultores de IBA según el acuerdo legal alcanzado en 2017. Parte de este trabajo se está realizando bajo la garantía de G&E, y parte del trabajo no esta cubierto bajo la garantía; se está reparando por el edificio a medida que avanza el trabajo.

10. **Entrada del Edificio:** Se está programando reparar las rampas y toda la entrada del edificio. El proyecto estará comenzando en un futuro cercano.
11. **Piscina** - Se han comprado sombrillas y muebles nuevos para la piscina los cuales pronto serán recibidos. El piso de la cubierta de la piscina deberá ser aprobado por los propietarios y tan pronto como esto ocurra, le informaremos el alcance y la cantidad necesaria para completar el área de la piscina; incluido luces, el jardín, plantas nuevas, así como la eliminación de la cerca vieja.
12. **Extractores de Aire:** Se han comprado diez nuevos extractores de aire que serán instalados por nuestro propio personal de mantenimiento.
13. **Cerca de la piscina:** Se ha instalado una nueva cerca alrededor del perímetro de la piscina. La cerca es un elemento que impide que las personas ingresen a nuestra área de la piscina ilegalmente.
14. **Mantenimiento:** Queremos darle la bienvenida a Ramon Báez a Mirasol Ocean Towers como nuestro nuevo supervisor de mantenimiento. Ramón posee una gran experiencia en mantenimiento general y aire acondicionado. Su experiencia en aire acondicionado nos ayudará a ahorrar alrededor de \$8,000 anuales al poder cancelar el contrato con South Florida, la compañía que teníamos para el mantenimiento del aire acondicionado. Por favor denle la bienvenida a Ramón cuando se encuentren con él en el edificio.
15. **Seguros:** Se eligió una nueva compañía de seguros, USI Insurance Services, con un ahorro para la asociación de más de \$100,000 al año en primas.
16. **Castle:** Recientemente aprobamos la transferencia de nuestra contabilidad de Juda-Eskew a Castle

Management en un esfuerzo por brindar a todos una experiencia de servicio más completa. Este es un proceso que se está llevando a cabo en este momento y llevará un esfuerzo conjunto y varias semanas para lograrlo. El señor Sekkel, nuestro tesorero, informará a todos sobre el progreso. Además, al transferir a nuestros empleados a Castle Management se les ha dado la oportunidad de seguro médico sin gasto alguno para ellos; mejores vacaciones y más días festivos.

Proyectos Varios:

- Nuevas máquinas dispensadoras de refrescos y snacks han sido puestas en el pasillo detrás del lobby para su conveniencia.
- Ballroom - Nuevas sillas, mesas, lámparas y obras de arte han sido instaladas en este salón además de haberse pintado. Este salón puede ser alquilado por cualquier dueño para sus fiestas privadas.
- Se están renovando las lavanderías.
- Se publicará un informe del tesorero explicando alguno de los proyectos que están en espera de votación para poder proceder; el dinero recolectado está depositado en la cuenta del Banco Popular. Cualquier propietario interesado puede solicitar una cita con la oficina para ver los documentos relacionados con cualquiera de estos proyectos.

Espero que puedan apreciar todo el arduo trabajo y los ahorros que su junta directiva ha logrado durante el año pasado y nos ayuden a continuar llevando a Mirasol a su máximo potencial.

Por favor recuerden que siempre pueden comunicarse con nosotros para cualquier pregunta o problema que puedan tener.

Gracias.

Maria Elena Esparza,
Presidente de la Junta Directiva

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Spring Recipes

Cooking seasonally is a great way to get quality produce at its very best and making dishes that truly complement those flavors. Springtime vegetables and fruits are featured in these great recipes.

Asparagus Quiche

- 1 frozen 9-inch pie crust, unbaked
- 1/2 pound asparagus
- 1/2 cup shredded Swiss cheese
- 6 eggs
- 1/2 cup sour cream
- 1 cup milk
- 1 tablespoon dried onion flakes
- 1/2 teaspoon salt
- 1/2 teaspoon pepper



Bake pie crust in a 450 degree F oven for 10-12 minutes or until pastry is set and dry. Remove the woody ends of the asparagus. Cut the remaining asparagus into 1-inch sections and cook in boiling water for about 5 minutes. Drain and arrange asparagus in bottom of baked pastry shell. Sprinkle with the shredded Swiss cheese. In a mixing bowl, beat the eggs and blend in sour cream, milk, onion, salt, and pepper. Pour into pastry shell. Bake in a 375 degree oven for 35 to 40 minutes or until a knife inserted near the center comes out clean. Let stand for 10 minutes before cutting.

Strawberry and Spinach Salad

- 1 pint strawberries, with hulls removed and sliced
- 2 bunches fresh spinach leaves, washed and torn into small pieces
- 1/2 cup sugar
- 1-1/2 teaspoons minced green onion
- 1/2 teaspoon paprika
- 1/2 cup olive oil
- 1/2 cup balsamic or cider vinegar
- 2 tablespoons sesame seeds

In a large bowl, place strawberries and spinach leaves. In a separate bowl, combine remaining ingredients and whisk until well blended. Pour dressing over spinach and strawberries and toss.




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