

PROPERTY MANAGEMENT

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Office Admin..... Daisy Caporusso

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ASSOCIATION OFFICERS

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**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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Garbage

Nowadays, more shoppers are going to the web for their purchases. This creates an abundance of boxes left for removal. Improper disposal of boxes and waste in the trash room have become common in recent months and a problem for the other owners within the building who need to use the trash room. Cardboard boxes cannot be left in the trash room or thrown down the chute, they are unsightly, and a hazard for health and safety reasons; most importantly it violates the fire code (We don't want a violation.) Boxes can also damage the chutes and create the need for very expensive repairs which we have recently encountered. This in turn will result in an increase of everyone's maintenance fees.

Boxes must be crushed and left in the recycling bins located in the basement garage next to the bicycle cage.

Be mindful to properly bag and tightly secure all waste you deposit in the trash chute. This should be securely disposed of in a trash bag. Perishables, such as leftovers or rotten food, particularly fruit and meat, must be tightly secured in garbage bags. When not properly secured, they can result in unpleasant odors and attract pests such as fruit flies and roaches.

We have been sending warning letters to residents who are not willing to cooperate and follow the rules. A third warning letter will culminate with a penalty fee plus legal action.

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Hoy en día, más personas hacen sus compras a treves del internet. Esto crea una gran acumulación de cajas

que tienen que ser desarmadas y llevadas hacia el lugar adecuado. La inapropiada eliminación de estas cajas se ha convertido en un problema en los últimos meses para el resto de los propietarios del edificio que necesitan usar el cuarto de basura.

Las cajas de cartón no se pueden dejar en el cuarto de basura ni se pueden tirar por el ducto, además, es un peligro, además por razones de salud y seguridad. Lo más importante es que viola el código de incendio. (No queremos una violación.)

El peso de las cajas puede quebrar el ducto de basura, lo cual es lo que está sucediendo. Las reparaciones son muy costosas y, por ende, resultará en un aumento al monto del mantenimiento trimestral.

Las cajas tienen que ser aplastadas y depositadas en los contenedores de reciclaje ubicados en el sótano al lado de la jaula de bicicletas.

Tenga cuidado de poner dentro de bolsas plásticas adecuadamente la basura y cerrarlas. Las sobras o los alimentos podridos, especialmente las frutas y la carne, deben asegurarse firmemente en bolsas plásticas. Cuando no se atan adecuadamente, crearán olores desagradables y atraerán guasasas y cucarachas.

Se han enviado dos cartas a los residentes que no cumplen con las leyes del condominio y una tercera se envía al Comité de Infracciones y multas advirtiéndole que puede ser sancionado con una multa.

Repairs and Improvements

Some of our ongoing projects continue to progress and /or are finished.

- The Sump Pump project has been finalized. The final inspection was approved by a City inspector. Our in-house maintenance crew painted the bottom of the pumps bright yellow, it looks excellent and is functional.
- The installation of the Exhaust Fans is still in progress. Many have been replaced and there are only a few left to install.
- The Restoration Warranty Project continues its course without any obstacles
- Coast to Coast General Contractors, Inc., continues with the building's exterior pressure cleaning and painting project. They are now working on **Lines 07 & 05.**
- Pipeline Technologies, Inc., successfully completed the fitting and installation of the vertical sanitary stack on Line 03 from the roof all the way down to the 4th Floor. A final test was conducted to ascertain that there was no leakage. The test was concluded as anticipated. We are waiting for the City of Miami Beach for a final inspection.
- The left wall of the postal room was painted and a larger TV was installed for informational purposes. With this newly installed TV in the postal area, our residents will be informed of the different projects and improvement that are taking place in our building.
- The administration office was painted in a pretty shade of white, and the office furniture was rearranged to create an open space.
- A platform was built below the front desk counter to accommodate the video monitors. They are now all aligned and on a sturdy surface. A small cabinet was placed to the right of the Front Desk attendant's chair.
- New light bulbs were replaced at the entrance of the building.
- The eyesore old fence surrounding the pool area was removed, opening up the pool deck area. Please be mindful that there is a level difference

in this area until it is filled up. A warning tape has been placed around the area.

- Several signs were made and posted throughout the building reminding our residents not to walk into the building wet from the pool or beach areas; also mentioning the importance of always entering the property fully dressed including at least wearing a shirt, pants/ shorts and shoes. Other signs were placed at the garbage chute rooms reminding our residents to crush and take the empty boxes to the basement garage next to the bicycle cage. Even the laundry room has its own sign now. Please clean the dryer's filter trap after each wash. Don't leave it for the next person to clean.
- The lobby's marble floor was polished and it's looking more beautiful than ever. From now on, it will be done on a regular basis to maintain its beautiful luster.



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Reparaciones y Mejoras

Algunos de nuestros proyectos en curso continúan progresando y/o han terminado.

- El proyecto de las Bombas de Suministro ha sido finalizado. La inspección final fue aprobada por un inspector de la ciudad. Nuestro equipo de mantenimiento pintó la parte inferior de las bombas de un color amarillo brillante; se ven nítidas y están funcionando.
- La instalación de los extractores sigue tomando su curso. Muchos de ellos han sido reemplazados, solo quedan unos cuantos por instalar.
- El Proyecto de Garantía de la Restauración de Concreto continúa su curso con normalidad.
- Coast to Coast General Contractors, Inc., continúa con el proyecto de limpieza y pintura a presión en el exterior del edificio. Ahora están trabajando en las líneas 07 y 05.
- Pipeline Technologies, Inc., completó con éxito la instalación del tubo sanitario vertical en la Línea 03. Este corre desde el techo hasta el cuarto piso. Se realizó una prueba final para confirmar que no hubieran fugas. La prueba concluyó según lo previsto. Estamos esperando a la Ciudad de Miami Beach para una inspección final.
- Se pintó la pared izquierda de la habitación donde se recoge el correo y se instaló un televisor más grande con fines informativos. Por este medio nuestros residentes serán informados de los diferentes proyectos y mejoras que se están llevando a cabo en nuestro edificio.
- La oficina de administración fue pintada de un bonito tono blanco, y los muebles se reorganizaron para crear un espacio abierto.
- Se construyó una plataforma debajo del mostrador de recepción para acomodar los monitores de video. Ahora todos están alineados sobre una superficie firme. También se colocó un pequeño gabinete a la derecha de la silla del encargado de la recepción.
- Se reemplazaron las bombillas a la entrada del edificio.
- Se eliminó la cerca que rodeaba el área de la piscina abriendo el área de la cubierta de la piscina. Tenga en cuenta que existe una diferencia de nivel en esta área hasta que sea rellenada. Una cinta de advertencia se ha colocada alrededor del área.
- Se hicieron varios letreros los cuales fueron colocados por todo el edificio para recordar a nuestros residentes que no deben entrar al edificio mojados, sin camisa o zapatos. Otros letreros fueron colocados en los cuartos de basura para ratificar a nuestros residentes que tienen que aplastar y llevar las cajas vacías al garaje del sótano adyacente a la jaula de bicicletas; incluso el cuarto de lavandería tiene su propio aviso. Por favor limpie el filtro de la secadora después de cada uso. No lo deje para que la próxima persona lo haga.
- El piso de mármol del lobby se pulió y se ve más hermoso que nunca. De ahora en adelante, se realizará de manera regular para mantener su hermoso lustre.

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Insurance/Hurricane Season 2019

Hurricane Season officially starts June 1st and ends November 30th. We want to remind all Unit Owners and Residents that it is of extreme importance to be prepared prior to the arrival of a storm. Unit owners are responsible for their personal belongings as well as automobiles and its contents.



The board strongly recommends that all unit owners obtain their own Homeowner's Insurance to protect the contents of the inside of your apartment. Please make sure that you inform the insurance agent that the condominium has an active fire alarm system, which sounds inside every apartment, which should give you a credit on your premium. The office will be sending additional information regarding Hurricane Preparedness soon.

Seguros para la Temporada de Huracanes 2019

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

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District 5

★ ★ ★

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Memorial Day

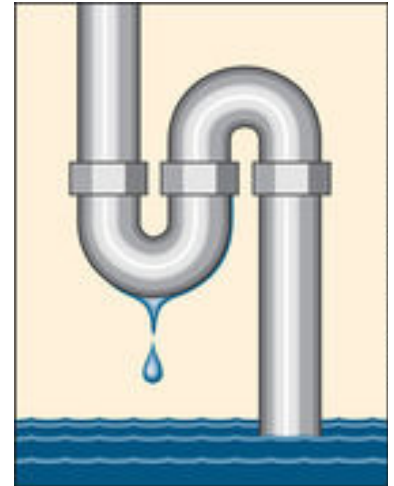
Monday, May 27, 2019 is Memorial Day, launching the beginning of the traditional summer. It is a day for remembering and honoring military personnel who died in the service of their country, particularly those who died in battle or as a result of wounds sustained in battle. In other words, the purpose of Memorial Day is to memorialize the veterans who made the ultimate sacrifice for their country. Have a safe and Happy Memorial Day 2019.

**★ Have a safe ★
Memorial
Weekend! ★**

El lunes 27 de mayo de 2019 es un Día Conmemorativo, que además inicia el comienzo del verano tradicional. Es un día para recordar y honrar al personal militar que murió al servicio de su país, particularmente aquellos que murieron en batalla o como resultado de heridas sufridas en la batalla. En otras palabras, el propósito del este día es conmemorar a los veteranos que hicieron el máximo sacrificio por su país. Tenga un feliz y feliz Memorial Day 2019.

Detect-a-Leak Week

Detect-a-Leak Week is held annually every May. This is the perfect time to give your home a once over, checking for leaks that may be costing you money! Even a small leak can add up to hundreds of dollars a year, and could damage surrounding fixtures, cabinets, or floors.



One of the biggest culprits is the toilet. You often cannot tell if your toilet is leaking simply by examining it. Place a few drops of food coloring, just enough to slightly color the water, in the main tank. Let it sit for several hours, then check the toilet bowl. If you see the color in the bowl, you have a leaky toilet and it needs to be repaired. Check for dripping faucets, pipes, and connections by examining all plumbing in your home. Use a lightweight cloth to wipe around each connection. If your cloth becomes wet, you have leaky plumbing that needs to be repaired.

Don't forget to stop those leaks that you can control! Turn faucets off all the way. Don't let water run when you brush your teeth. And don't use your toilet as a wastebasket. Instead of throwing items such as tissues in the toilet and flushing, use a small wastebasket in your bathroom.

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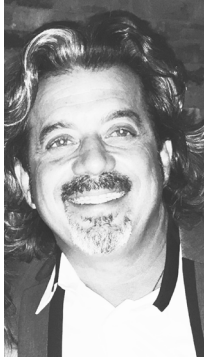
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