



MONTHLY NEWSLETTER

Volume 21 Issue 1

July 2021

PROPERTY MANAGEMENT

Property Manager.. Angela Panzardi
Admin. Asst. Claudia Aquino-Galo
Admin. Asst. Yanexis Hernandez

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..... Guillermo Feria
Vice President Kelly Swenson
Secretary..... Bibiana Gutierrez
Treasurer William Sekkel
Director Raul Pontac
Director Michael Collin

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 305-981-3503 or
www.cgpnewsletters.com to
advertise in one of our newsletters or
to get a free newsletter for your property.

Homeowner Payment Option

One-Time Online Payments

- This option allows you to pay online using your bank account information or credit card. As a reminder, all one-time online payments are subject to a convenience fee, \$3.95 flat fee for e-check payments and 3.5% fee for Credit Card payments. To use this service, please visit www.castlegroup.com and click "Pay Online" at the top of the page then enter your account information as printed on your payment coupon without the two zeros (00) in the beginning. Please note: If your unit is owned by a legal entity, you will need to enter the full name of the entity in the last name field.

Automatic Withdrawal or "AutoPay"

<https://www.castlegroup.com/manage-autopay/>

This option allows your payment to be processed automatically from your bank account between the 1st and 10th of the month; therefore, no changes can be made within this time frame. Using Castle's "AutoPay" program will eliminate the need to write checks and will prevent mailing costs and late fees.

Payments sent via USPS Mail

- Please mail your payments to the following address: Mirasol Ocean Towers Condominium, Inc., c/o Popular Community Bank, PO Box 169010, Miami, FL 33116-9010
- Please be reminded that maintenance payments must be received on or before the 30th day after the due date and must include its corresponding coupon. The account information must be indicated in the memo section of your check.
- If you have any questions or concerns, please do not hesitate to contact 305-672-2642 or e-mail mirocean@atlanticbb.net.

2021 COUPONS

QUARTERLY FEES		
Unit Types	Unit Ending #'s	WITH NO RESERVES (WAIVED)
Type A	01, 02 - 11, 12	2,391.15
Type B	03, 04 - 09, 10	1,808.61
Type C	05, 06 - 07 & 08	1,717.64
C-406		1,731.84
Commercial	n/a	3,777.77
Cabana's	n/a	17.39
Washer & Dryer 404, 503, 601, 1102, 1506, 1601, 1712, 2012, 2305, 2411, 2501, 2507		25.00

Please mail your payments
to the following address:
Mirasol Ocean Towers
Condominium, Inc.
c/o Popular Community
Bank
PO Box 169010
Miami, FL 33116-9010



Rules & Regulations LOUD NOISES

City of Miami Beach Noise Ordinance Considered critical after 10PM and before 8AM. No resident shall make or permit excessive or disturbing noises in the building "at any time", including playing musical instruments, radios, T. V., etc. in such manner as to disturb in any way other residents.

Construction-Related Noise



Please be advised that several units are undergoing renovation. As a result, you may hear periodically loud construction related noises throughout the building. Construction is permitted Monday through Friday from 9 am to 5 pm, except for Holidays. All units have submitted city permits and are authorized by the management office.

We thank you for your cooperation.

Ruidos Fuertes

Les informamos que algunas unidades están en renovación. Como resultado, es posible que escuchen periódicamente ruidos fuertes relacionados con la construcción en todo el edificio. Se permite la construcción de lunes a viernes de 9 a m. A 5 pm., excepto festivos. Todas las unidades han presentado permisos de la ciudad y están autorizadas por la oficina de administración.

Les damos las gracias por su cooperación.

2021-2022 COMMITTEE'S

FINING

Liaison	Joyce Zaritsky
Liaison	Peter Carril
Liaison	Remedio Aquino

CONSTRUCTION

Chairperson	Mario Gutierrez
Liaison	David Bauders
Liaison	Raul Esparza
Liaison	Rodolfo Leon
Liaison	Joseph Piesco

A BLIND WAREHOUSE

Blinds, Shutters & Motorized Shades
GUARANTEED LOWEST PRICES
Dependable & Quality Work
In business 30 years with same phone number

30% OFF
all shades and blinds
until 9/30/21

www.ablindwarehouse.com
info@ablindwarehouse.com
[instagram@ablindwarehouse](https://www.instagram.com/ablindwarehouse)
305-598-3343

Free Installs & Estimates

stellar

Public Adjusting Services
Professional Insurance Claim Representation

GOT HURRICANE DAMAGE? GET HELP NOW!

TIME IS RUNNING OUT TO GET PAID ON YOUR CLAIM

NO RECOVERY, NO FEE!

DON'T MISS THE DEADLINE

FREE SECOND OPINION INSPECTION

LOCAL PUBLIC ADJUSTERS READY TO INSPECT

CALL US TODAY FOR ANY TYPE OF CLAIM!

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

STELLARADJUSTING.COM

2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

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.

WAS YOUR CLAIM DENIED OR UNDERPAID?

Licenses #P17324

General Maintenance

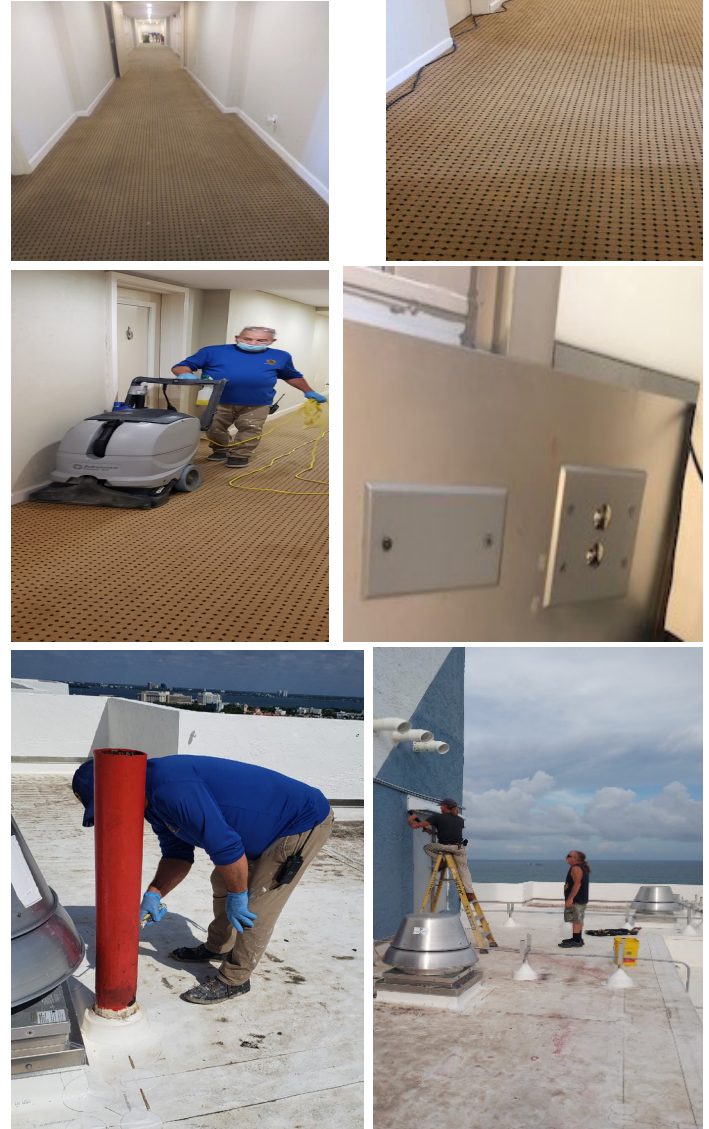
The housekeeping staff are doing their routine extra cleaning throughout the building. All hard surfaces are being sprayed several times a day with antibacterial products.



The housekeeping and the maintenance staff removed all the cardboard boxes from basement area.



The maintenance shampoo the carpet on the 23rd floor. A new door opening button was installed at the front desk. To prevent the rain from entering the boiler room a cover-up was placed on the door frame. Additional kitchen/bathroom vents were painted.



The maintenance staff cleaned kitchen Line #12 and repaired the washer machine pipe on the 8th floor. They also repaired the handrail from the building entering ramp.



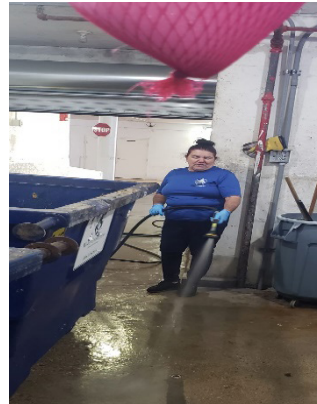
Continued on page 4

General Maintenance (cont. from page 3)

Our maintenance staff performed an incredibly cleanup of the service elevator pit. The pool company repairs and replace the pool equipment pipes/filters and the maintenance painted the floor.



The staff fixed the chute panel and did an extensive cleaning inside the trash chute room. The management installed two new signs and a chemical test kit in the pool area to comply with the Health Department requirements.



Continued on page 5

FASTSTREAM

NETWORKS

**Bulk High Speed Internet and TV
for Condo Associations**

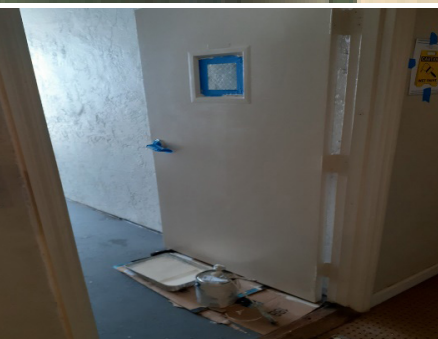
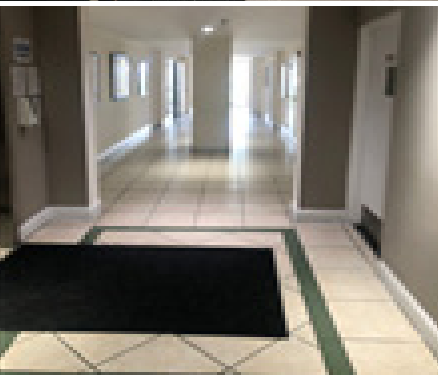
Fiber Directly to Each Unit
Fastest, Most Reliable Fiber Optic Internet Available

PH. 954-573-9093

www.FastStreamNetworks.com

General Maintenance (from page 4)

The maintenance staff painted the service hallway walls, baseboard, and doors.



Renovation On ALL Units

All common areas must be protected including hallway carpeting. Any damage will be **deducted from the contractor security deposit**. If damages exceed the deposit, the owner will be held responsible for the balance.



Ongoing Projects

- Boiler Replacement - 99% Completed (pending city final inspection)
- Exhaust Fans Replacement - 99% (pending 1 fan out 12)

NEXT PROJECTS

- Pedestrian Ramp/Gym Windows – In Progress (drawings presented to the city)
- Fire Sprinkler Retrofit - In Progress
- 50-Year Recertification – In Progress
- Hallway, Driveway, Pool renovation – In Progress



Commissioner
Eileen Higgins
District 5



"During these challenging times, rest assured that my office is here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."

CALL - EMAIL - SOCIAL

www.miamidade.gov/district05
305-375-5924
District5@miamidade.gov





@CommishEileen

COVID-19 VACCINES

Stay up to date with the latest developments and appointments at miamidade.gov/vaccine.

SAFETY FIRST

Ensure your safety by social distancing, washing your hands, and wearing a mask.

STAY INFORMED

Sign up for the D5 newsletter by emailing district5@miamidade.gov.

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
jeff@diamondremodelers.com



Receive a 15% discount on any remodeling job!

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

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Molding
- 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
- Framing, Drywall & Finishes
- Mirror Installation

EST. 1980

- 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 8/31/2021

Save money.
Live safely.

- Enhances the beauty of your home, while increasing the value.
- Save money & protect your home effortlessly.
- Meet insurance eligibility requirements for your home.
- Prevent break-ins.



Over 10 years experience

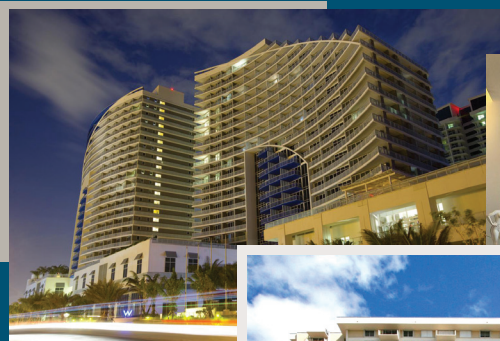
sales@bergerwindows.com

3660 NW 126 Avenue Unit 12
Coral Springs, FL 33065

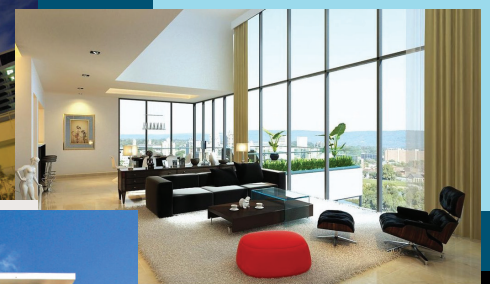
Don't forget to ask about our other rebates and referral offers. Offer is only good for ES Impact Windows and doors, RC Aluminum, Galaxy, Certain restrictions apply. Ask for complete terms and conditions. Berger Windows & Doors reserves the right to terminate this offer at any time without any further notice.

HURRICANE WINDOWS

More than just
Hurricane Protection.



Call for your free estimate.



Season
special

**\$25 OFF each Window
\$125 OFF each Door**

Licensed & Insured

 **1 855 546 7228**
www.bergerwindows.com



Over 10 years experience