

OCTAGON *Tribune*



Volume 7 Issue 6

A Monthly Newsletter for the Residents of the Octagon Towers Condominium

July 2021

OCTAGON TOWERS CONDOMINIUM

1881 Washington Avenue
Miami Beach, Florida 33139

ASSOCIATION OFFICERS

Pres. & Treas....Heather McCabe
Vice President ..Stacey Waldron
Secretary.....Wayne Boles

ASSOCIATION DIRECTORS

Eibi Aizenstat
Greg Freeman
Raul Jidy
Adriana Moya
Steven Velozo

PROPERTY STAFF

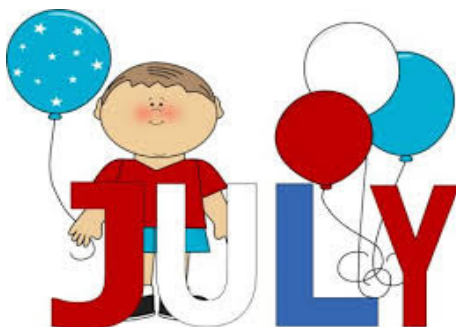
Manager Boris Darchy, LCAM
boris@pmisunshinestate.com
Maintenance Sup. ...Jaime Orozco
MaintenancePedro Alvarez

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



OWNER'S UPDATE

Common areas door installation

The Association contracted with an engineer and a contractor to resume the installation of the laundry doors and other common area doors that was interrupted by the City of Miami Beach. The engineer is currently revising the plans to be submitted to the city so the contractor can start the installation as soon as possible.



Geothermal discharge well

The company hired by the association is still working with the city in order to start the project. The current well urgently needs to be redone.

The plans are at the FDEP department which permits the well, the city of Miami Beach will not review or accept the plans until the FDEP approval is in effect. Normally its 75 to 90 day process this has been ongoing for a lot longer because of the Covid-19 situation. At this time, we are not sure how much longer it would take with City of Miami Beach. The revisions have been submitted 2 times for approval.

Geothermal A/C System

Vibrations in units above the Geothermal pump room were reported. One pump was recently rebuilt, and another replaced, all the pumps have been verified and work perfectly. The vibration is created by the water flow and air trapped in the pipe. Vibrations are felt in the upper floors due to the resonance. The Association is looking into solutions to mitigate the resonance.

Elevators

The Association contracted a consultant company, Lerch Bates, to evaluate the current equipment, evaluate Otis services compared to Otis Maintenance Agreement, and finally bid out for a new maintenance agreement and possible modernization. Otis already corrected some deficiencies pointed out by the consultant.

We are now in the bidding process. The equipment is old and needs modernization.

Continued on page 2

Update (cont. from page 1)**Tree Trimming**

The company in charge couldn't finish the job initially because of the weather. Their truck broke down also.

Drain Storm issue on the parking lot

The drain storm cleaning was recently done. The result is not as good as the last time since the pipes are full of Ficus roots. The company removed part of it only.

The association is working on a long-term solution to this problem. The pipes might be completely broken in some areas and in this case would need to be replaced. The Association is also exploring a trenchless re-piping solution that would be easier to do and cost effective.

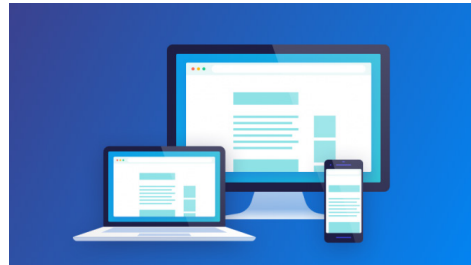
Life Safety equipment

The Association contracted with SLS consultant to add Life Safety equipment to the building such as sprinklers. The consultant will start shortly working on the building.

Emergency generator

The Association received several proposals from Engineering

companies for the installation of an emergency generator. A decision should be made during a Board meeting very soon to select the Engineer and move forward as soon as possible

**Owner's Portal**

Each owner has access to the owner's portal. The Association publishes

documents that are available to you, such as meeting minutes, financial statements, building recertification information, insurance, Governing documents...

The website link is as follows:
<https://sites.vertilinc.com/octagontowers/>

Surveillance Cameras upgrade

The Association is currently working on getting the cameras upgraded as the system is not reliable anymore. We are looking in the best affordable solution that will improve security.

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Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor's appointments, shopping and errands.

786-486-9022

Excellent References
Resume Available on Request

Thunderstorm Safety

Along with summer's warm days come thunderstorms. Lightning is one of nature's most powerful and unpredictable killers. Golfing, swimming, boating, biking riding, mowing the lawn – almost any outdoor activity – can be dangerous if there's lightning around. So when you hear that rumble in the sky, heed these tips from the National Weather Service:

- If you can hear thunder, you're close enough to the storm to be struck by lightning.
- Listen to weather reports before you go outside for extended periods. Cancel picnics and such if thunderstorms are likely, or move the picnic indoors.
- If you're caught unexpectedly, move to a sturdy building or car (keep the windows up). Avoid small sheds, isolated trees, or convertible automobiles.
- If there's no shelter nearby, find a low spot away from trees, fences, and poles. In the woods, stay by the shorter trees.
- If you feel your skin tingle or your hair stand up, squat low to the ground on the balls of your feet. Put your hands on your knees and your head between them. Do not lie flat on the ground. Make yourself the smallest target possible.
- Move to higher ground if a flash flood or any flood seems likely. Abandon cars once a flood begins. Do not attempt to drive to safety. Most flash-flood deaths happen in cars.



Commissioner
Eileen Higgins
District 5

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@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.




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