

# OCTAGON *Tribune*



Volume 7 Issue 10

A Monthly Newsletter for the Residents of the Octagon Towers Condominium

November 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

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Greg Freeman  
Raul Jidy  
Adriana Moya  
Steven Velozo

### PROPERTY STAFF

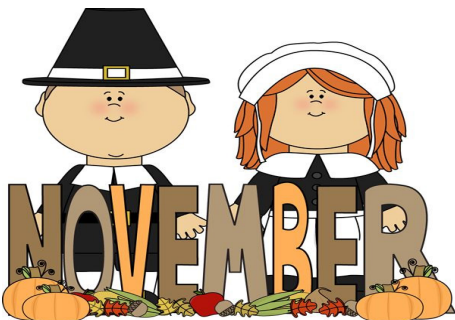
**Manager** ..... Boris Darchy, LCAM  
*boris@pmisunshinestate.com*  
**Maintenance Sup.**...Jaime Orozco  
**Maintenance** .....Pedro Alvarez

### 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

### Elevator upgrade/Repairs/ Maintenance

The Engineering firm hired by the Association for this project recently presented bids to the Association for repairs, upgrades, and maintenance of the current equipment. The Board is currently evaluating the options offered at this time.



### Life Safety equipment

The Engineered Life Safety system validation report is still under review with the city of Miami Beach. The hired engineering company is in communication with the city officials to comply with all requirements.

### Common areas door installation

We are still pending the approval of the City for the common area doors installation. The installation will hopefully start very soon.

### Geothermal discharge well

We are still in the process of approval of the permit by the City of Miami Beach. Multiple revisions were requested by the city which extends the delays for approval and start of the project.

### Geothermal Resonance/Vibration

This issue is under further investigations since we determined the resonance was transmitted through the floor and piles of the building instead of through the pipe hangers as initially thought.

The pumps allowing water to circulate in the system are installed on a concrete platform that vibrates as the motors/pumps operate. It appears the vibrations are directly transmitted to the floor from this platform even if rubber vibration isolators already installed are supposed to prevent this from happening.

### Emergency generator

The engineer is now working on the necessary calculations to determine the size and location of the generator according to the building needs and city requirements.

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

**Laundry equipment**

We are still pending the delivery of new dryers.

We are still working with Commercial Laundries to transfer the remaining funds from the old card to the new ones. This operation should be completed very soon.

**Exit Gate**

The exit gate and sensors have been replaced. The gate is now operating properly.

**Camera/access control upgrade**

The Association is currently working on a plan to upgrade the current equipment regarding security surveillance and access control. A preliminary report with recommendations from a specialized company will be delivered soon.

**Parking policy**

It appears residents are bringing unregistered cars on the property. As a reminder, any car not properly registered with the Association will be towed away at owner's expense. No warning will be given. Please make sure your car is registered with the management office. Same applies to bicycles, scooters and motorcycles. Visitors must use the valet parking.

**Ficus hedges**

The Ficus hedges were infested with whiteflies even if the property is regularly treated throughout the year. The pest control company came back to do an emergency treatment. As a result of this infestation, the leaves in some areas fell more than usual. It will grow back over the time as we are now entering in the slow growing season. The pest Control company monitors the hedges to prevent further infestation.

**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/>



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## Sweet Potato Casserole

### Ingredients

- 5 sweet potatoes
- 1/4 teaspoon salt
- 1/4 cup butter
- 2 eggs
- 1 teaspoon vanilla extract
- 1/2 teaspoon ground cinnamon
- 1/2 cup white sugar
- 2 tablespoons heavy cream
- 1/4 cup butter, softened
- 3 tablespoons all-purpose flour
- 3/4 cup packed light brown sugar
- 1/2 cup chopped pecans

### Directions

- ❑ Preheat oven to 350 degrees F. Lightly grease a 9x13" baking dish.
- ❑ Bake sweet potatoes 35 minutes in oven, or until they begin to soften. Cool slightly, peel, and mash.
- ❑ In a large bowl, mix potatoes, salt, 1/4 cup butter, eggs, vanilla extract, cinnamon, sugar, and heavy cream. Transfer to the baking dish.
- ❑ In a medium bowl, combine 1/4 cup butter, flour, brown sugar, and chopped pecans. Mix with a pastry blender or your fingers to the consistency of course meal. Sprinkle over the sweet potato mixture.
- ❑ Bake 30 minutes, until toping is crisp and lightly browned.



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# CINNAMON TOAST COCONUT CRUNCH

This simple crowd-pleaser is great for your holiday's signature cocktail, and all are available for delivery at LiquorSplit.

**INGREDIENTS:**

- 1½ oz. Hard Truth Cinnamon Vodka
  - 1½ oz. Hard Truth Toasted Coconut Rum
  - 1½ oz. Hard Truth Toasted Coconut Rum Cream
- Cinnamon & sugar, for rim



**CRAFT:**

1. Rim coupe or martini glass with cinnamon sugar, and set aside.
2. Add all Hard Truths to ice-filled bar shaker. Cover, and shake to chill.
3. Strain into prepared glass. Enjoy!

Single servings, add equal parts (one to two ounces each) of Hard Truth Cinnamon Vodka, Hard Truth Toasted Coconut Rum, and Hard Truth Toasted Coconut Rum Cream to an ice-filled bar shaker, cover and shake to chill, then strain into your favorite martini glass. If desired, garnish with a sprinkle of cinnamon. For a party pour, mix one bottle of each Hard Truth into to a serving vessel, and mix well. Serve chilled.

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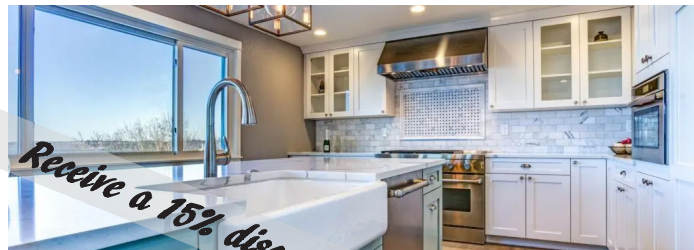
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