

PROPERTY MANAGEMENT

Property Mgr.. Carmen Del Valle
 Admin. Asst. Claudia Aquino-Galo
 Admin. Asst. Yanexis Hernandez

IMPORTANT #'S:

General..... (305)672-2642 or
 (305)672-2643
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 Security(305)532-0526
 Email mirocean@atlanticbb.net

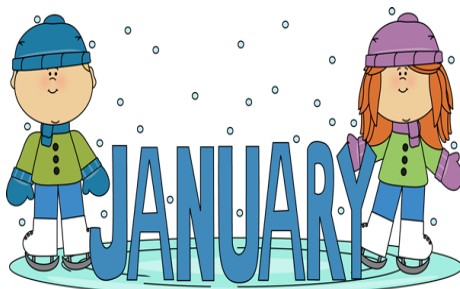
ASSOCIATION OFFICERS

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



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Mirasol Ocean Towers Condominium, Inc. Approved Fee Schedule for the Period January 1, 2022 through December 31, 2022

Maintenance Assessments	2,464,247					
Less Other Income	98,363					
Less Cable Portion	199,553					
Billed to Owners Based on %	2,166,332					
		NO RESERVES	W/ FULL RESERVES	W/ PARTIAL RESERVES		
		2,166,332	2,325,898	2,246,115		

UNIT #'s	% OF OWNERSHIP	Allocation of Recreational Units	% OF OWNERSHIP ADJUSTED	# OF UNITS	BY UNIT TYPE	Total % OF OWNERSHIP ADJUSTED
A	0.4844900	0.0012813	0.4857713	84	40.804790	41.125569
B	0.3553100	0.0009423	0.3572523	84	30.009194	30.245106
C	0.3362920	0.0008994	0.3371814	82	27.648873	27.866229
C-605	0.3394180	0.0008976	0.3403156	1	0.340316	0.342991
Commercial	0.3868280		0.3868280	1	0.386828	0.389869
Cabana's	0.0018750		0.0018750	16	0.030000	0.030236
Recreational 406 **	0.1306100		-	1	-	-
				251	99.22	100.00

The commercial unit has agreed in the past to pay an additional assessment. The additional assessment is increased based on the same percentage as the Association budget increases.

Budget Increase %	Additional Other Income
1.184191	
Commercial Units	9,586.09
Cabana Units	673.60

UNIT #'s	CABLE*	QUARTERLY FEE WITH NO RESERVES	QUARTERLY FEE WITH FULL RESERVES	QUARTERLY FEE WITH PARTIAL RESERVES
		A	196.76	2,850.29
B	196.76	2,148.79	2,292.42	2,220.60
C	196.76	2,039.23	2,174.79	2,107.01
C-605	196.76	2,056.34	2,193.16	2,124.75
Commercial	N/A	4,508.74	4,664.26	4,586.50
Cabana's	N/A	20.76	21.51	21.14
Washer & Dryer:		25.00	25.00	25.00
404,601,1102,1506, 1601,1712,2012,2305, 2411,2501,2507				

* Cable yearly fee of \$198.76 per unit
 ** Per the Association documents - the engineers apartment was to be unit #407. Per Public Records and the Association's records the engineers' apartment is #406. Both are the same unit type.

Bibiana Gutierrez
 MOT BOB SECRETARY

ALL FIRE SERVICES:

The annual fire alarm system inspections were rescheduled from Monday January 17, 2022 to Monday, January 31, 2022. Due to techs out with Covid, rescheduling had to be done.



E-Mail blasts were sent to all to advise of the rescheduling.

HOUSEKEEPING STAFF:

We want to welcome Ruben to MOT.

Air Fryer Chicken Cordon Bleu



- 4 (5 oz) skinless, boneless chicken breast halves
- 2 slices deli ham
- 2 slices deli Swiss cheese
- ¼ cup all-purpose flour
- ½ teaspoon salt, or to taste
- ¼ teaspoon ground black pepper
- 1 large egg, lightly beaten
- ¾ cup plain dry bread crumbs
- 3 tablespoons unsalted butter, melted

1. Place each chicken breast between 2 pieces of parchment paper. Use a mallet or similar to flatten each breast to a thickness of 1/4".
2. Cut ham and Swiss cheese slices in half so you have 4 pieces of each. Stack 1 piece ham and 1 piece of cheese in the middle of each flattened chicken breast. Roll up like a jelly roll, tucking the ham and cheese inside the breast as you roll. Secure the ends and sides with toothpicks so the cheese won't run out. Transfer to the refrigerator for at least 15 minutes, or up to 4 hours.
3. Preheat an air fryer to 350oF.
4. Combine flour, salt, & pepper in a bowl. Place beaten egg in second bowl and bread crumbs in a third.
5. Dip each chicken bundle in flour mixture, then in egg, and finally in bread crumbs to coat. If you notice any spots that are just coated in flour, lightly pat with beaten egg and bread crumbs. Gently pat each bundle with melted butter and place in the air fryer basket.
6. Air-fry until crust is nicely browned and chicken is no longer pink in the center and the juices run clear, about 20 minutes. An instant-read thermometer inserted into the center should read at least 165° F.



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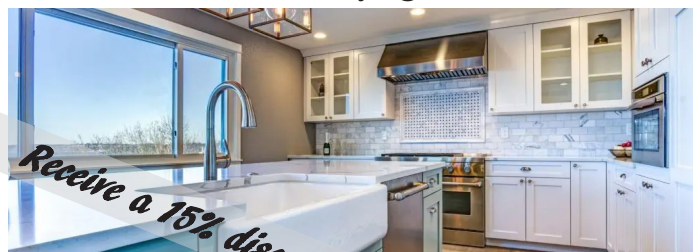
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