

## PROPERTY MANAGEMENT

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

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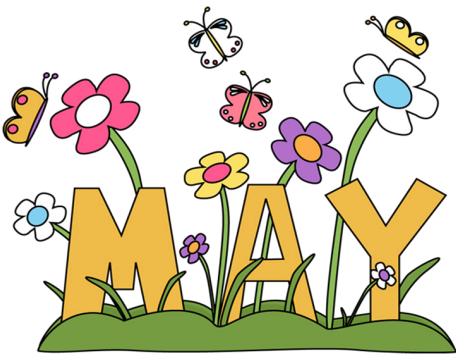
## ASSOCIATION OFFICERS

**President**..... Mario Gutierrez  
**Vice President** ..... Kelly Swenson  
**Secretary**..... Guillermo Feria  
**Treasurer** ..... Peter Carril  
**Director** ..... Francesca Losito  
**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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## MESSAGE FROM THE BOARD

Fellow Unit Owners,

Following the law, the installation of partial sprinklers in our building needs to be completed by December 31, 2022. The project consists of three (3) parts: 1. Sprinklers, 2. Renovations to the fire alarm system and 3. Pressurization of the interior stairs and elevators. The board of directors in the last meeting held on April 28, 2022 approved a resolution indication that this project will be part of the next budget amendment, to be paid this year in 2 or 3 payments. This is the only way we have to comply with the law and improve the safety of our building. We thank you for your understanding.

Respectfully,  
 Your Board of Directors

## MENSAJE DE LA JUNTA DE DIRECTORES

*Estimados Propietarios,*

*Siguiendo los pasos de la ley, la instalación de 'partial sprinklers' o 'rociadores parciales' en nuestro edificio necesita ser completada antes del 31 de diciembre del 2022. Este proyecto consiste de tres (3) partes: 1. Sprinklers o rociadores, 2. Renovaciones al sistema de la alarma incendios y 3. Presurización de la escalera interna y los elevadores. La junta de directores en la última reunión realizada el día 29 de abril de 2022 aprobó una resolución en la cual este proyecto será parte de la próxima enmienda al presupuesto, el cual debe ser pagado en este año en 2 or 3 plazos. Esta es la única manera que podremos cumplir con la ley e incrementar la seguridad de nuestro edificio. Le agradecemos por adelantado su entendimiento.*

*Atentamente,  
 Junta de Directores*

## HURRICANE SEASON 2022

HURRICANE SEASON FORECAST		
» COLORADO STATE UNIVERSITY APRIL 7, 2022		
	AVERAGE SEASON	2022 FORECAST
TROPICAL STORMS	14	19
HURRICANES	7	9
MAJOR HURRICANES	3	4

ALEX	LISA
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COLIN	NICOLE
DANIELLE	OWEN
EARL	PAULA
FIONA	RICHARD
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HERMINE	TOBIAS
IAN	VIRGINIE
JULIA	WALTER
KARL	

# MINUTES (UNAPPROVED)

## Board of Directors Meeting; April 28, 2022

### Roll Call and Determination of Quorum

Guillermo Feria called to order the meeting of the Board of Directors at 6:04 PM at the Fiesta Room and via Zoom. A roll call was called, and a quorum was established.

Those present were Francesca Losito, Peter Carril, Guillermo Feria, Mario Gutierrez, Kelly Swenson. Brian Collins representing the Commercial Area was not present. Quorum was established.

**Proof of Notice of Meeting:** Notice was sent via email on April 26, 2022, at 4:45 PM and posted in the elevator’s lobbies and bulletin board.

**There were no minutes of previous meeting to be read.**

### The following two motions were voted:

**Motion:** was presented by Mario and seconded by Francesca to *“create a Budget Amendment for \$1.5 Million to cover ELSS (Sprinklers, Fire Alarm and Stair Pressurization) costs and expenses and the money to be paid upfront in the immediate future.* The motion was voted and approved unanimously.

**Motion:** was presented by Kelly modified by Mario and seconded by Peter to *“Authorize the board of directors to allow for the cabana owners to have another vote on the air conditioning for their cabanas provided that the cabana owners provide new information to the unit owners on their proposed solutions for noise, installation inconveniences, camouflage of the condensing units”.* Motion was put for vote and Peter Carril, Guillermo Feria, Mario Gutierrez, Kelly Swenson voted in favor and Francesca Losito voted against the motion. Motion passed.

### General highlights of the meeting:

Mario opened the meeting and immediately gave the floor to the treasurer, Peter Carril who presented a Preliminary Treasurer Report focused on the \$3 Millions Budget Amendment.

Mario explained the slide on projects indicating where the money was spent and what is estimated total cost of each project.

Peter presented two options on how to pay for the loan: Option A is to pay upfront, and the due date is May16, 2022 and Option B is for a financed amount to be started paying June 1, 2022. (Presentation is attached)

Mario led a discussion on the ELSS. He indicated that we have updated proposals and that the **estimated cost** is \$1.5 Millions

Mario updated on the status of some of the projects and as he had covered most of them, he clarified that the City of Miami Beach requested some changes in the drawings for the ramp. Changes were incorporated and will be submitted to the City Friday April 30, 2022.

**Mario discussed the items to be included in a near future vote:**

**New Loan:** this will be discussed with unit owners after we have updated costs, of all the items to be included.

**Lobby:** this will be put for vote after a new design for the lobby that will include a room where to storage the packages received daily, is prepared.

### Committees:

Mario indicated that several owners had volunteered to join some of the committees, and he encourage people to join them. He also called for volunteers for the Fining Committee.

### Open Forum

Unit owners participated during the whole meeting with the exception that there were issues with the Zoom audio.

### Adjournment

The meeting adjourned at 8:03PM.


Prepared by:

Guillermo Feria

Secretary, Board of Directors 2022 - 2023

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## MINUTAS (UNAPPROVED)

**Reunión de la Junta de Directores, 28 de abril, 2022**

### Pase de lista y determinación del quórum

Guillermo Feria llamó al orden a la reunión de la Junta Directiva a las 6:04 PM en el Salón Fiesta y vía Zoom. Se pasó a lista y se estableció quórum.

Estuvieron presentes Francesca Losito, Peter Carril, Guillermo Feria, Mario Gutiérrez, Kelly Swenson. Brian Collins en representación del Área Comercial no estuvo presente. Se estableció quórum.

**Prueba de aviso de reunión:** el aviso se envió por correo electrónico el 26 de abril de 2022 a las 4:45 p. m. y se publicó en los vestíbulos y tableros de anuncios de los ascensores.

**No había actas de la reunión anterior para ser leídas.**

### Se votó por las siguientes dos mociones:

**Moción:** presentada por Mario y secundada por Francesca para “**crear una enmienda al presupuesto por \$1.5 millones para cubrir los costos y gastos de ELSS (rociadores, alarma contra incendios y presurización de escaleras) y el dinero se pagará por adelantado en el futuro inmediato.**” La moción fue votada y aprobada por unanimidad.

**Moción:** fue presentada por Kelly, modificada por Mario y secundada por Peter para “**Autorizar a la junta directiva a permitir que los propietarios de las cabañas tengan otra votación sobre el aire acondicionado para sus cabañas, siempre que los propietarios de las cabañas brinden nueva información a los propietarios de las unidades sobre sus propuestas de solución al ruido, inconvenientes de instalación, camuflaje de las unidades condensadoras.**” La moción fue puesta a votación y Peter Carril, Guillermo Feria, Mario Gutiérrez, Kelly Swenson votaron a favor y Francesca Losito votó en contra de la moción. La moción fue aprobada.

### Puntos generales de la reunión:

Mario abrió la reunión e inmediatamente le dio la palabra al tesorero, Peter Carril, quien presentó un informe preliminar de tesorería centrado en la enmienda presupuestaria de \$3 millones.

Mario explicó los proyectos indicando dónde se gastó el dinero y cuál es el costo total estimado de cada proyecto.

Peter presentó dos opciones sobre cómo pagar el préstamo: la opción A es pagar por adelantado y la fecha

de vencimiento es el 16 de mayo de 2022 y la opción B es por un monto financiado que se comenzará a pagar el 1 de junio de 2022. (Se adjunta la presentación)

Mario dirigió una discusión sobre el ELSS. Indicó que tenemos propuestas actualizadas y que el costo estimado es de \$1.5 Millones

Mario actualizó sobre el estado de algunos de los proyectos y como había cubierto la mayoría, aclaró que la ciudad de Miami Beach solicitó algunos cambios en los dibujos de la rampa. Los cambios se incorporaron y se presentarán a la Ciudad el viernes 30 de abril de 2022.

### Mario discutió los elementos que se incluirán en una votación en el futuro cercano:

**Nuevo Préstamo:** esto se discutirá con los propietarios después de que hayamos actualizado los costos, de todos los elementos que serán incluidos.

**Lobby:** se someterá a votación luego de que se prepare un nuevo diseño para el lobby que incluirá una sala donde se almacenarán los paquetes que se reciben diariamente.

### Comités:

Mario indicó que varios propietarios se habían ofrecido como voluntarios para unirse a algunos de los comités y animó a la gente a unirse a ellos. También pidió voluntarios para el Comité de Multas.

### Foro abierto

Los propietarios participaron durante toda la reunión con la excepción de que hubo problemas con el audio de Zoom.

### Fin de la reunión

Se levantó la sesión a las 20:03 horas.

Preparado por:

Guillermo Feria

Secretario, Junta Directiva 2022 - 2023

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# Board Of Directors Meeting

THURSDAY – April 28, 2022 - PLACE: Fiesta Room & VIA ZOOM - TIME: 6:00 P.M.

## AGENDA

1. Roll Call
2. Determination of Quorum
3. Proof of Notice of Meeting
4. Approval of previous Meeting Minutes
5. Treasurer’s Report (Budget Amendment)
6. General Discussion on Engineered Life Safety System Project (ELSS) Sprinklers
7. Status on Projects:
  - Hallways
  - Pool Area
  - Driveway and Ramps
  - Pedestrian Ramp
  - Future Projects
8. Upcoming Votes:
  - New Loan
  - Lobby Walls and Columns
  - Cabanas Air Conditioning
9. Committees
10. Open Forum
11. Adjournment

## Reunion De La Junta Directiva

DIA: jueves, 28 de abril de 2022 - LUGAR: Fiesta Room and VIA ZOOM - HORA: 6:00 P.M.

## AGENDA

1. Convocatoria
2. Certificación del Quorum
3. Prueba de aviso de la reunión
4. Aprobación de las Actas de la reunión anterior
5. Reporte del Tesorero (Enmienda del Presupuesto)
6. Discusion general sobre el proyecto de “Life Safety” (ELSS) (Sprinklers)
7. Estado de los proyectos:
  - Pasillos
  - Area de la piscina
  - Entrada Vehicular
  - Rampa Peatonal
8. Proyectos Futuro
9. Proximas Votaciones:
  - Nuevo Prestamo
  - Paredes y Columnas del área del ‘lobby’
  - Cabanas- Aire Acondicionado
10. Comites
11. Foro abierto
12. Fin de la reunión

\*\*\*Join Zoom Meeting: Meeting ID: 876 7201 3854 | Passcode: 838735 - +1 646 558 8656 US (New York) +1 646 558 8656 US (New York)

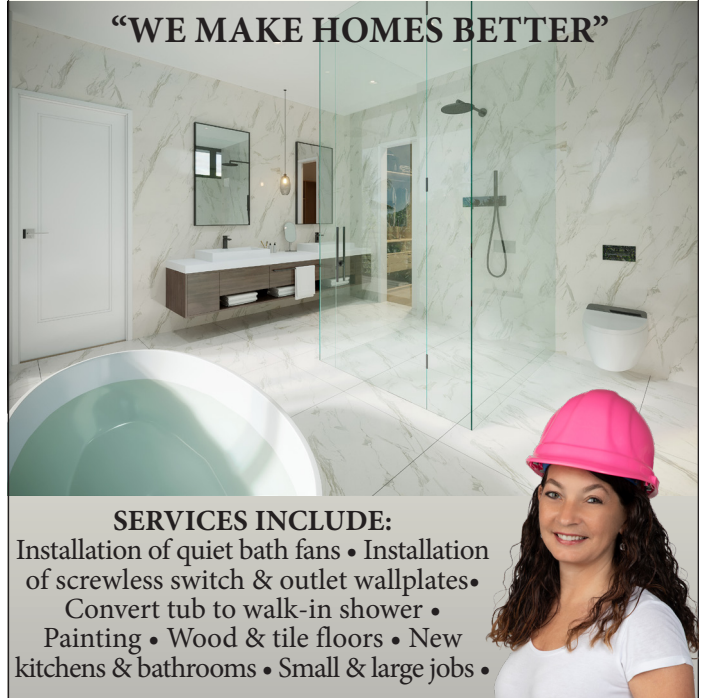


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