

PROPERTY MANAGEMENT

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IMPORTANT #'S:

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Email mirasolcondo@gmail.com

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 4TH OF JULY CELEBRATION

The 4th of July Celebration by the Pool was a success attended by more than 100-unit owners and residents. We had plenty of food, beverages, and music. Most importantly, we had comradery for a common purpose, to celebrate the 4th of July.

Special thanks to the **Activities Committee**, who made all the arrangements, decorations, various trips to the stores, etc. Special mention to Anna Fresko and Francesca Losito, who acted as a liaison between the committee and the board of directors.

Thanks also to:

- **Karol Salazer** for creating and donating balloon sculptures.
- **Frank Hyder** for displaying his art inflatables.

The Activities Committee continues to get together on the last Sunday of the month at 6 PM by the pool with their **Wine and Cheese**.

PEDESTRIAN RAMP & GYM WINDOW

We have hired a unit owner that manages the company permits305, to be our permit expediter and find out the reasons associated with the long delays. There are currently 3 permits associated with this project. We stand ready to unlink the window permit if that expedites the ramp.

DECORATING COMMITTEE

In cooperation with an architect recently hired by the board from the Red Design Group, the Decorating Committee is looking at alternatives to alleviate the excessive packages at the lobby, as well as some remodeling of the lobby area and the ramps and driveway, and the color selection for the doors part of the Hallways project.

SPRINKLER PROJECT(S)

We have completed the negotiations with 2 of the 3 contactors part of this safety project and contracts prepared by our attorney sent out for their review. As previously reported, we are mandated by law to complete this project by December 31, 2023. The project was not part of the loan previously approved by the unit owners and a budget amendment approved by the board to paid in 3 payments, with the first payment due on July 29th. Additional information will be sent out to all the unit owners.

Respectfully,
 Your Board of Directors

MENSAJE DE LA JUNTA DE DIRECTORES CELEBRACIÓN DEL 4 DE JULIO

La celebración del 4 de julio junto a la piscina fue un éxito a la que asistieron más de 100 propietarios y residentes. Tuvimos mucha comida, bebidas, así como música. Lo más importante, teníamos camaradería por un propósito común, **celebrar el 4 de julio.**



Agradecimiento especial al Comité de Actividades, quienes realizaron todos los arreglos, decoraciones, varios viajes a las tiendas, etc. Mención especial a Anna Fresko del comité y a Francesca Losito, la cual actuó como enlace entre el comité y la junta directiva.

Gracias también a:

- **Karol Salazar** por crear y donar su escultura de globos.
- **Frank Hyder** por escribir su arte de una Cara Gigante.

El Comité de Actividades continúa reuniéndose el último domingo del mes a las 6 PM en la piscina con su reunión de **Vino y Queso.**

RAMPA PEATONAL Y VENTANA DE GIMNASIO

Hemos contratado a un propietario que administra la empresa con el nombre de **permisos305**, para que sea nuestro expedidor de permisos y averigüe las razones asociadas con las largas demoras de este proyecto. Actualmente hay 3 permisos asociados con este proyecto. Estamos listos para desvincular el permiso de la ventana, si eso acelera la rampa. Los mantendremos informados.

COMITÉ DE DECORACIÓN

En cooperación con un arquitecto de 'Red Design Group', contratado recientemente por la junta, el **Comité de Decoración** está buscando alternativas para aliviar el exceso de paquetes en el vestíbulo, así como algunas remodelaciones del área del vestíbulo ('lobby') y las rampas y la entrada a nuestro edificio, así como la selección del color para las puertas parte del proyecto de los Pasillos.

PROYECTO(S) DE ROCIADORES

Hemos completado las negociaciones con 2 de los 3 contratistas que forman parte de este gran importante proyecto de seguridad y los contratos fueron preparados y enviados por nuestro abogado a estas compañías. Como se informó anteriormente, estamos obligados por ley a completar este proyecto antes del 31 de diciembre de 2023. El proyecto no era parte del préstamo aprobado previamente por los propietarios y una enmienda presupuestaria fue aprobada por la junta para pagar en 3 plazos, con el primer vencimiento de pago se cumple el próximo 29 de julio. Se enviará información adicional a todos los propietarios.

Respetuosamente,
Tu Junta Directiva



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Easy Crepes

- 1 cup all-purpose flour
 - 2 eggs
 - ½ cup milk
 - ½ cup water
 - ¼ tsp salt
 - 2 tbs butter, melted
1. In a large mixing bowl, whisk together the flour and the eggs. Gradually add in the milk and water, stirring to combine. Add the salt and butter; beat until smooth.
 2. Heat a lightly oiled griddle or frying pan over medium high heat. Pour or scoop the batter onto the griddle, using approximately 1/4 cup for each crepe. Tilt the pan with a circular motion so that the batter coats the surface evenly.
 3. Cook the crepe for about 2 minutes, until the bottom is light brown. Loosen with a spatula, turn and cook the other side. Serve hot.



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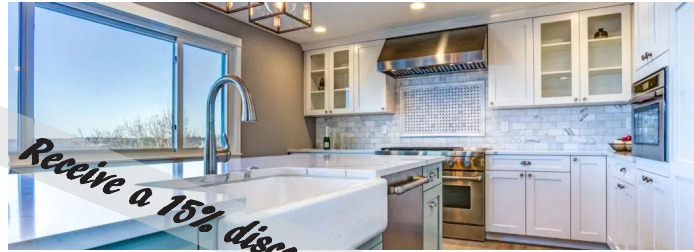
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