

OCTAGON *Tribune*



Volume 8 Issue 7

A Monthly Newsletter for the Residents of the Octagon Towers Condominium

August 2022

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
Joshua Stedman

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

Published monthly at no cost for Octagon Towers by Coastal Group Publications. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to place an ad or to get a free newsletter for your property.

OWNER'S UPDATE

COMMON AREA DOORS

The installation of the common area doors has been completed and approved by the city of Miami Beach. We will start to paint them very soon.



BUILDING PROJECTS:

As per the membership meeting that took place on August 4th, 2022, the line of credit /loan has been approved by the owners as described below:

80 Members were present either in person or by proxy while 39 were needed.

- 68 votes in favor of the approval of the line of credit were received
- 11 votes against the approval of the line of credit were received
- 1 abstained

54 Votes were needed for approval (2/3rd of 80)

LANDSCAPING

The Association has contracted Brightview to take care of the landscape of Octagon Towers since Forever Green was never able to meet the expectations of the association.

Brightview will be onsite twice a month similarly to the previous company. In addition, they will trim the Ficus hedges, center parking lot trees and palm trees around the property. They are currently doing their first trimming until Friday August 12, 2022.

LIFE SAFETY PROJECT & GENERATOR

The engineer is in the last phase of design and drawings of the life Safety system. It should be ready very soon for bidding process and submission to the City. The engineer determined the current Fire pump will remain in place which will probably result in downsizing the generator to be installed. The mechanical engineer faces a constraint in term of size of the generator and acceptable location by the authorities.

OWNER'S PORTAL

The flood insurance just renewed. The required information for lenders is available directly on the portal in the folder "Insurance". A step-by-step instructions sheet is in this folder so a certificate of insurance can be obtained for a specific unit. <https://sites.vertilinc.com/octagontowers/>

GET AN INSURANCE CHECKUP

Want to save a little money? Take a hard look at your insurance coverage. Experts recommend getting an insurance checkup once a year. You may find that your situation has changed and you need less, or more, insurance. Laws in your state may have changed or it may be time to get a new insurance company. To make your insurance checkup easier, gather together the paperwork for all of your insurance coverage, including homeowners or renters insurance, life, auto, and any other type you may carry. This will help you compare costs vs. coverage.

Some important questions to ask:

- Am I eligible to discontinue PMI (private mortgage insurance) on my homeowners policy?
- Have any laws changed in my state requiring more or less coverage?
- Has my employer begun to offer more or less insurance, including disability, life, or supplemental insurance?
- Do I qualify for any additional discounts?
- Can I save money with a higher deductible?
- What is the best deal I can get on this type of coverage?

Once you've talked with your current agent and gotten a firm price on the insurance coverage you want, take the time to call around to other companies. You may be surprised at the savings you can find. If you do find a better deal elsewhere, it is easy to switch. Simply start up your coverage at the new company and then send a letter or fax to your original insurance agent stating when you would like your coverage discontinued. If there is remaining time on your policy, you will receive a refund of the amount you've already paid.

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Back to School Recipe Slow Cooker Chicken & Dumplings

- 4 skinless, boneless chicken breast halves
- 2 tablespoons butter
- 2 (10.5 ounce) cans condensed cream of chicken soup
- 1 medium onion, finely diced
- 2 stalks celery, finely diced
- 1 (10 ounce) package refrigerated biscuit dough
- 2 cups water or chicken stock, (or as needed to cover)

1. Place chicken, condensed soup, onion, and butter in a slow cooker. Add enough water to cover.
2. Cover and cook for 5 to 6 hours on High.
3. About 1 hour before serving, tear biscuit dough into pieces. Place dough in the slow cooker. Cook until dough is no longer raw in the center. Makes 6-8 servings

Option: Vegetables like peas, corn, diced carrots or green beans can also be added during the last hour.



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- Commissioner Eileen Higgins



SMALL BUSINESS SUPPORT

Learn about District 5's new small business initiative at elevatedistrict5.com



FERTILIZER AWARENESS

The use of fertilizer is prohibited from May 15 - October 31. Learn more at miamidade.gov/fertilizer



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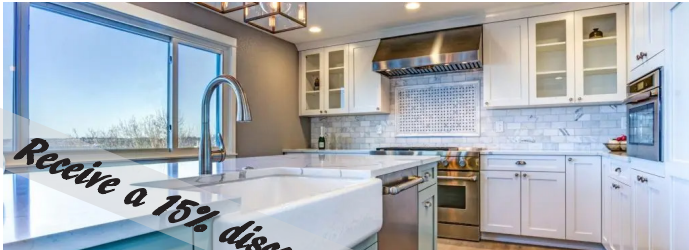
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