

## PROPERTY MANAGEMENT

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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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## Project Updates

Mirasol Ocean Towers is in the process of renovation and revitalization. Many projects are underway, and owners and tenants want to be informed of their progress. This monthly board newsletter, edited by Mark Feltz, will address these projects and any other relevant information. In future editions, the newsletter will also provide financial information.

### PEDESTRIAN EAST RAMP

Last year, Mirasol Ocean Towers hired RAM Construction Company to construct a pedestrian ramp and replace the windows in the gym. On May 12, 2021, RAM applied for the ramp permit and a separate permit to replace the existing small windows in the gym for picture windows like the ones in the Florida Room.



After many interactions with the City of Miami Beach (COMB), permit BC2116498 for the ramp construction was issued on March 7, 2022, and construction started. An inspection was done, some comments were made by City inspector, and corrections were re-submitted to the COMB. Apparently, the COMB decided to combine three permits (**Ramp BC 2117498, Windows-BC2117286, Alterations**) into one.

RAM notified us that because we were altering the façade (windows), it needed to go to the Miami Beach Historic Preservation Board. As we have several individuals with mobility limitations, we contacted Eve Gradova from 305 Permits Inc, who is a unit owner at Mirasol, for help. The recommendation was to cancel the window permit request and leave only the ramp. **RV2217851** was canceled on 7/22/2022.

We were notified by RAM Construction that because we canceled the permit, everything was canceled, and we needed to start the ramp permit process again. On August 9, 2022, we submitted a new permit application for the ramp construction. At this point, we are waiting to hear from the COMB for the new ramp permit.

### HALLWAY RENOVATIONS

The hallway renovation project has been approved by all City of Miami Beach (COMB) departments except for the fire department. On September 29, 2022, a telephone meeting occurred between our engineer from NAFA Construction Company and a fire department representative. The fire department outlined the information they wanted to see in the floor plans and how the project needed to proceed. The NAFA engineer is clear on what to include in the floor plans, and they will be ready to submit following weeks.

On September 22, 2022, board members met with NAFA to prepare and go over the project. The tiles (both Spanish and Italian tiles) have arrived and are in

**Project Updates** (cont. from page 1)

Miami. NAFA brought additional tile samples, baseboards, thresholds, and Sherwin-Williams paints. In conjunction with the decorating committee, paint colors for the walls, ceilings, and baseboards have been chosen. The aluminum thresholds were rejected, and wood thresholds have been recommended. The color for the doors is undecided, but samples have been received and will be displayed for unit owners to look over.

**POOL AND POOL AREA RENOVATIONS**

The drawings for the pool renovations have been completed (pending minor comments), and approximately 60% of the construction documents for the pool area have been submitted. Landscape architect Andres Montero has submitted the drawings, and the board has conveyed them to the construction committee for review and comments. Mr. Montero brought samples of various pavers for our consideration, which will be displayed for owners to look over.

**SAVINGS FROM NEW HOT WATER HEATERS**

Gas consumption at the Mirasol Ocean Towers is due to heating water for the main building and for the pool. Between March and July 2020, the original boilers were replaced with new, more efficient hot water heaters. Since the installation of the new hot water heaters, the association has saved 46% in fuel consumption.

The amount of gas consumed by the hot water heaters is measured in therms. From April 2019 to March 2020, the boilers consumed 21,715.2 therms. In 2021 our hot water heaters consumed 11,712.8 therms. This accounts for the 46% savings in fuel consumption. The pool consumes about 7,600 therms.

**Should we consider solar panels to heat the pool water?**

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## Actualización del proyecto

Mirasol Ocean Towers está en proceso de renovación y revitalización. Muchos proyectos están en marcha y los propietarios e inquilinos quieren estar informados de su progreso. Este boletín mensual de la junta, editado por Mark Feltz, abordará estos proyectos y cualquier otra información relevante. En ediciones futuras, el boletín también proporcionará información financiera.

### **RAMPA PEATONAL ESTE**

El año pasado, Mirasol Ocean Towers contrató a RAM Construction Company para construir una rampa para peatones y reemplazar las ventanas del gimnasio. El 12 de mayo de 2021, RAM solicitó el permiso de la rampa y permiso por separado para reemplazar las ventanas pequeñas existentes en el gimnasio por ventanas panorámicas como las del Florida Room.

Después de muchas interacciones con la ciudad de Miami Beach (COMB), el permiso BC2116498 para la construcción de la rampa se emitió el 7 de marzo de 2022 y comenzó la construcción. Se realizó una inspección preliminar; el inspector de la ciudad hizo algunos comentarios y se volvieron a enviar las correcciones al COMB. Aparentemente, el COMB decidió dividir el permiso en tres (Rampa BC 2117498, Windows-BC2117286, Alteraciones) en uno solo.

RAM Construction nos notificó que debido a que estábamos alterando la fachada (ventanas), debía ir a la Junta de Preservación Histórica de Miami Beach. Como tenemos varias personas con limitaciones de movilidad, nos comunicamos con Eve Gradova de 305 Permits Inc, propietaria de una unidad en Mirasol, para obtener ayuda. La recomendación fue cancelar la solicitud de permiso de ventana y dejar solo la rampa. RV2217851 fue cancelado el 22/7/2022.

RAM Construction nos notificó que, debido a la cancelación del permiso, el proceso debería ser reiniciado. El 9 de agosto de 2022, presentamos una nueva solicitud de permiso para la construcción de la rampa. En este punto, estamos esperando noticias del COMB para el nuevo permiso de la rampa.

### **RENOVACIONES DE PASILLOS**

El proyecto de renovación del pasillo ha sido aprobado por el departamento de la Ciudad de Miami Beach (COMB), excepto el departamento de bomberos. El 29 de septiembre de 2022, se realizó una reunión telefónica entre nuestro ingeniero de NAFA Construction Company y un representante del departamento de bomberos. El

departamento de bomberos describió la información que querían ver en los planos y cómo debía proceder el proyecto. El ingeniero de NAFA tiene claro lo que debe incluir en los planos, y están trabajando en ellos para que estén listos para enviarse en las próximas semanas.

El 22 de septiembre de 2022, los miembros de la junta se reunieron con NAFA para preparar y revisar el proyecto. Las baldosas de piso (tanto las españolas como italianas) han llegado y están en Miami. NAFA trajo muestras adicionales de baldosas, zócalos, umbrales y pinturas de Sherwin-Williams. En conjunto con el comité de decoración, se eligieron los colores de pintura para las paredes, techos y zócalos. Se rechazaron los umbrales de aluminio y se recomendaron umbrales de madera. El color de las puertas aún no se ha decidido, pero se han recibido muestras y se mostrarán para que los propietarios de las unidades las revisen.

### **RENOVACIONES DE PISCINAS Y ÁREAS DE PISCINAS**

Se han completado los planos para las renovaciones de la piscina (en espera de comentarios menores) y se ha presentado aproximadamente el 60% de los documentos de construcción para el área de la piscina. El arquitecto paisajista Andrés Montero presentó los planos y la junta los entregó al comité de construcción para su revisión y comentarios. El Sr. Montero trajo muestras de varios adoquines para nuestra consideración, que se mostrarán para que los propietarios los revisen.

### **AHORROS DE CALENTADORES DE AGUA NUEVOS**

El consumo de gas en Mirasol Ocean Towers se debe al calentamiento del agua del edificio principal y de la piscina. Entre marzo y julio de 2020, las calderas originales fueron reemplazadas por nuevos calentadores de agua más eficientes. Desde la instalación de los nuevos calentadores de agua, la asociación ha ahorrado un 46% en el consumo de combustible.

La cantidad de gas que consumen los calentadores de agua se mide en termias. De abril de 2019 a marzo de 2020, las calderas consumieron 21.715,2 termias. En 2021 nuestros calentadores de agua consumieron 11.712,8 termias. Esto explica el ahorro del 46% en el consumo de combustible. La piscina consume unas 7.600 termias.

**¿Deberíamos considerar paneles solares para calentar el agua de la piscina?**

# RULES AND REGULATION REMINDERS

## TRASH ROOM AND CHUTE

All trash thrown in the trash chute must be contained in plastic bags no larger than 13 gallons. Please ensure the bags slide easily



through the chute before closing the door. Do not force bags or other items into the chute, as they may get stuck on the way down. All paper boxes need to be broken down before leaving them in the trash room.

## GUEST AND CONTRACTOR PARKING

A limited amount of parking in front of the building is reserved for guests, contractors, and vendors. Guest parking is \$5 per day with an overnight fee of \$10.00. Vendor and contractor parking is \$20.00 per vehicle per day. There is no charge for deliveries under 20 minutes. Payment is made at the front desk by credit or debit card; cash is no longer accepted.

## WINE AND CHEESE GET TOGETHER

All residents are invited to attend a wine and cheese get-together at 6 PM on the last Sunday of each month. The event will take place by the pool. Please mark your calendar for October 30 and plan to attend.

# RECORDATORIOS DE REGLAS Y REGULACIONES

## CUARTO Y DUCTO DE BASURA

Toda la basura tirada en el ducto de basura debe estar contenida en bolsas de plástico de no más de 13 galones. Asegúrese de que las bolsas se deslicen fácilmente por el conducto antes de cerrar la puerta. No fuerce bolsas u otros artículos en el conducto, ya que pueden atascarse al bajar. Todas las cajas de cartón deben desarmarse antes de dejarlas en el cuarto de basura.

## ESTACIONAMIENTO PARA INVITADOS Y CONTRATISTAS

Se reserva una cantidad limitada de estacionamiento frente al edificio para invitados, contratistas y vendedores. El estacionamiento para invitados cuesta \$5 por día con una tarifa nocturna de \$10.00. El estacionamiento de proveedores y contratistas cuesta \$20.00 por vehículo por día. No hay cargo por entregas de menos de 20 minutos. El pago se realiza en recepción con tarjeta de crédito o débito; ya no se acepta dinero en efectivo.



## REUNIÓN DE VINO Y QUESO

Todos los residentes están invitados a asistir a una reunión de vino y queso a las 6:00 p. m. el último domingo de cada mes. El evento se llevará a cabo en la piscina. Marque su calendario para el 30 de octubre y haga planes para asistir. ¡Los esperamos!

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- Commissioner Eileen Higgins



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**FERTILIZER AWARENESS**

The use of fertilizer is prohibited from May 15 - October 31. Learn more at [miamidade.gov/fertilizer](http://miamidade.gov/fertilizer)

**STAY INFORMED**

Sign up for the District 5 newsletter by emailing [district5@miamidade.gov](mailto:district5@miamidade.gov).

**FALL BACK**  
Turn your clocks back

**NOVEMBER 6, 2022  
DAYLIGHT SAVING  
TIME END**

# NEW STAFF MEMBERS

Residents of Mirasol Ocean Towers would like to welcome new staff members:

- PROPERTY MANAGER:** Karol Welcome
- ASSISTANT MANAGER** Marcela Barreto
- MAINTENANCE SUPERVISOR** Roberto Diaz
- MAINTENANCE STAFF:** Rafael Garcia, Dynis Valente
- JANITOR** Luis Bernal
- HOUSEKEEPERS:** Dianely Perez Gandul, Teresita De Jesus Cuzco, Nazareth Colmenares
- FRONT DESK STAFF:** Karelys Gazam, Leanett Hernandez, George Amparo, Scarlett Bonachea

# NUESTRO NUEVO PERSONAL

A los residentes de Mirasol Ocean Towers les gustaría dar la bienvenida a los nuevos miembros del personal:

- Administradora De La Propiedad:** Karol Welcome
- Asistente De Administración:** Marcela Barreto
- Supervisor De Mantenimiento:** Roberto Diaz
- Personal De Mantenimiento:** Rafael Garcia; Dynis Valente
- Conserje:** Luis Bernal
- Limpieza Interna:** Dianely Perez Gandul, Teresita De Jesus Cuzco, Nazareth Colmenares.
- Personal De Recepción:** Karelys Gazam, Leanett Hernandez, George Amparo, Scarlett Bonachea



## Halloween Safety Checklist

Review these rules to keep ghouls and boys safe!

1. Stay on the sidewalk.
2. Don't eat any candy before it is inspected by adults.
3. Don't eat any unwrapped candies.
4. Stay with your group.
5. Wear a reflecting item on your clothing so cars can see you.
6. Observe the trick or treating hours.
7. Have a hauntingly good time!





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