

PROPERTY MANAGEMENT

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ASSOCIATION OFFICERS

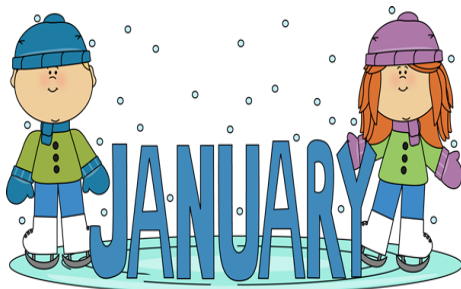
President..... Mario Gutierrez
Vice President Kelly Swenson
Secretary.....Guillermo Feria
Treasurer Peter Carril
Director Francesca Losito
Director Michael Collin

**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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**The Board of Directors Wants to Remind You
of the Following Rules and Regulations**

The MOT Condominium Association was established to maintain the common property and enforce the governing documents to preserve and protect property values and maintain order throughout the entire condominium for the benefit of all residents. In keeping with this responsibility, the Board of Directors and management routinely reviews the use and condition of properties to ensure compliance, which affects the community as a whole. Below are some important details to acquaint yourself with.

1. No resident shall make or permit excessive or disturbing noises in the building “at any time”, including playing musical instruments, radios, T. V., etc. in such manner as to disturb in any way other residents. As a result of the City of Miami Beach Noise Ordinance this situation will be considered critical after 10PM and before 8AM.
2. The Condominium shall retain a unit key to all residential units and the AC room. It is the responsibility of the owner to make sure that management has a copy of the keys. If access to a unit and/or AC room is not available and it is necessary to enter any of them for the safety or emergencies of the building, any such expenses that are incurred are the sole responsibility of the Unit Owner and the Unit Owner will be invoiced for the same amount.
3. The Building Manager must be notified in writing (emails are accepted) at least five (5) days before the arrival of any guest(s) “who will reside in the premises during the absence of any Unit owner. The Front Desk Staff will be ordered to DENY entrance to the building of any person(s), without prior written approval from the Manager’s office. This includes family, friends or visitors to whom hospitality is extended.
4. **Vendors & Contractor’s** hours for the Association run projects can be from 9:00 -4:30 PM, Monday to Friday including access to units if so, required by the project
5. All move ins, move outs, or deliveries of goods including but not limited to construction materials, requiring three (3) or more use of the service elevator must be scheduled and approved by the Management Office at least 48 hours prior to usage. There is a non-refundable fee of \$50 for 2 hours of reservation of the elevator or \$100 for 4 hours reservation of the elevator. (Money order or cashier’s check).
6. All trash must be deposited in containers placed by the elevators. Be a good neighbor, do not litter garage floors.

FEE SCHEDULE

Improper Disposal of Trash
1st Offense- Warning
2nd Offense-\$100 Fee
3rd Offense-\$100 Fee + Legal Action

Board (cont. from page 1)

These procedures shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these rules and regulations in the event of conflict or a doubt as to whether a specific practice or activity is or is not permitted.

These procedures as well as all Rules and Regulations adopted by the Board of Directors shall be deemed in effect until amended by the Board of Directors and shall apply to and be binding upon all unit owners. The unit owners shall, at all times, obey said rules and regulations and shall use their best efforts to see that they are faithfully observed by their families, guest, invitees, servants and lessees.

La Asociación de Condominios MOT se estableció para mantener la propiedad común y hacer cumplir los documentos rectores para preservar y proteger los valores de la propiedad y mantener el orden en todo el condominio en beneficio de todos los residentes. De acuerdo con esta responsabilidad, la Junta Directiva y la administración revisan periódicamente el uso y la condición de las propiedades para garantizar el cumplimiento, lo que afecta a la comunidad en su conjunto. A continuación, se presentan algunos detalles importantes con los que debe familiarizarse.

1. Ningún residente deberá hacer o permitir ruidos excesivos o molestos en el edificio "en ningún momento", incluyendo tocar instrumentos musicales, radios, T. V., etc. de tal manera que molesten a otros residentes. Como resultado de la ordenanza de ruido de la ciudad de Miami Beach, esta situación se considerará crítica después de las 10:00 p. m. y antes de las 8:00 a. m.
2. El Condominio conservará una llave de unidad para todas las unidades residenciales y la sala de aire acondicionado. Es responsabilidad del propietario asegurarse de que la administración tenga una copia de las llaves. Si el acceso a una unidad y/o sala de aire acondicionado no está disponible y es necesario ingresar a cualquiera de ellos por seguridad o emergencias del edificio, cualquier gasto en el que se incurra es responsabilidad exclusiva del Propietario de la Unidad y el Propietario de la Unidad ser facturado por la misma cantidad.
3. El administrador del edificio debe ser notificado por escrito (se aceptan correos electrónicos) al menos cinco (5) días antes de la llegada de cualquier invitado que residirá en las instalaciones durante la ausencia de cualquier propietario de la unidad. El personal de recepción se le ordenará NEGAR la entrada al edificio a cualquier persona, sin la aprobación previa por escrito

de la oficina del Gerente, incluidos familiares, amigos o visitantes a quienes se brinda hospitalidad.

4. El horario de los proveedores y contratistas para los proyectos ejecutados por la Asociación puede ser de 9:00 p. m. a 4:30 p. m., de lunes a viernes, incluido el acceso a las unidades, si así lo requiere el proyecto.
5. Todas las mudanzas, mudanzas o entregas de bienes, incluidos, entre otros, materiales de construcción, que requieran tres (3) o más usos del elevador de servicio deben programarse y aprobarse por la Oficina de administración al menos 48 horas antes del uso. Hay una tarifa no reembolsable de \$50 por 2 horas de reserva del elevador o \$100 por 4 horas de reserva del elevador. (giro postal o cheque de caja).
6. Toda la basura debe ser depositada en contenedores colocados por los elevadores. Sea un buen vecino, no tire basura en los pisos del garaje.

PROGRAMA DE MULTAS

Eliminación inadecuada de basura

1ra Ofensa- Advertencia

2da ofensa: tarifa de \$ 100

3ra ofensa: tarifa de \$ 100 + acción legal

Estos procedimientos serán acumulativos con los pactos, condiciones y restricciones establecidos en la Declaración de Condominio, en el entendido de que las disposiciones de la misma prevalecerán sobre estas reglas y reglamentos en caso de conflicto o duda sobre si una práctica o actividad específica está o no está permitido.

Estos procedimientos, así como todas las Normas y Reglamentos adoptados por la Junta Directiva, se considerarán vigentes hasta que la Junta Directiva los modifique y se aplicarán y serán vinculantes para todos los propietarios de unidades. Los propietarios de las unidades deberán, en todo momento, obedecer dichas reglas y reglamentos y harán sus mejores esfuerzos para que sean fielmente observados por sus familias, huéspedes, invitados, sirvientes y arrendatarios.

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PROJECTS UPDATED

Dear residents,

On January 10, 2023, the City of Miami Beach Building Dep. approved the building permit revisions for the Pedestrian Ramp, as you will see per the attached document.

Ram Construction contractor hired to complete the pedestrian ramp has provided us with a starting day of January 23, 2023, with an approximate completion time of 4 weeks, subject to the City of Miami Beach inspection and the weather.

As per the Fire Department's requirement, the following common areas will remain closed (Florida Room, Gym, Saunas and East side Public Bathroom) until the City of Miami Beach conducts the final pedestrian ramp inspection.



PROYECTOS ACTUALIZADOS

Queridos residentes,

El 10 de enero de 2023, la Ciudad de Miami Beach aprobó el permiso de construcción para la Rampa Peatonal, como podra verlo en el documento adjunto.

El contratista de Ram Construction contratado para completar la rampa para peatones, nos ha informado el día de inicio que sera el 23 de enero de 2023, con un tiempo de finalización aproximado de 4 semanas, sujeto a la inspección de la Ciudad de Miami Beach y al clima.

Según el requisito del Departamento de Bomberos, las siguientes áreas comunas permanecerán cerradas (Florida Room, Gimnasio, Sauna y baños públicos del lado este) hasta que la Ciudad de Miami Beach realice la inspección final de la rampa para peatones.

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Hallway Tile Installation Update

Construction material delivery began this week and will continue throughout the week; demolition and preparation of floor installation has been programmed to start on the 25th floor as a pilot on January 16, 2023.

During this process, we ask you for cooperation when reserving the freight elevator with seven business day advance notice to the management office.

No last-minute deliveries or moves will be allowed while the association contract utilizes the freight elevator; parking spaces for individual contractors/outside vendors (cleaning staff, personal care staff, construction staff) will be restricted.

Please inform your contractors and visitors that Monday - Friday from 8:00 AM to 5:00 PM parking will be challenging, and we cannot guarantee to accommodate this service.

We appreciate your help and cooperation during the project process.

Thank you. Management Office.

Actualización de la instalación de baldosas en los pasillo

La entrega de material de construcción comenzó esta semana y continuará durante toda la semana; la demolición y la preparación de la instalación del piso se han programado para comenzar en el piso 25 como proyecto piloto, el 16 de enero de 2023.

Durante este proceso, le solicitamos su colaboración al reservar el elevador de carga con siete días hábiles de anticipación a la oficina de administración.

No se permitirán entregas o mudanzas de última hora mientras el contratista de la asociación utilice el elevador de carga; Se restringirán los espacios de estacionamiento para contratistas individuales/proveedores externos tales como (personal de limpieza, personal de cuidado, personal de construcción).

Informe a sus contratistas y visitantes que el estacionamiento de lunes a viernes de 8:00 a.m. a 5:00 p.m. será un desafío, y no podemos garantizar que se acomode este servicio.

Agradecemos su ayuda y cooperación durante el proceso del proyecto.

Gracias, Oficina de Administración.

WORKSHOPS

The Board is excited to sharing the interworking and open-door discussions as we prepare for future votes. We also believe this may foster new people to run for the Board, as owners increase their knowledge of our building. Thus, ensuring our community has a wealth of knowledge for years to come.

The Board of Directors invite you to join a workshop meeting every Tuesday, at 3:30 PM.

Workshop: A weekly ZOOM meeting:

- This is not a board meeting,
- This will be on mute to the audience members
- We encourage questions to the **board**. We will consolidate questions, those questions on topics will be answered the following week.



La Junta directiva tiene el placer de compartir debates a puertas abiertas e Inter funcionamiento mientras nos preparamos para futuras votaciones. También creemos que esto puede alentar a nuevas personas a postularse para la Junta, ya que los propietarios aumentan su conocimiento de nuestro edificio. Por lo tanto, aseguramos que nuestra comunidad tenga una gran cantidad de conocimiento en los años venideros.

La Junta Directiva lo invita a unirse a una reunión de taller todos los martes a las 3:30 p.m.

Taller: Una reunión semanal de ZOOM:

- Esta no es una reunión de la junta.
- Esto estará en silencio para los miembros de la audiencia.
- Alentamos las preguntas a la junta. Consolidaremos preguntas, aquellas preguntas sobre temas serán respondidas la semana siguiente.

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