

## PROPERTY MANAGEMENT

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mirasolmanager@gmail.com  
**Admin. Asst.** ..... Marcela Barreto  
mirasolcondo@gmail.com  
**Admin. Asst.** ..... Luisa Soto

### IMPORTANT #'S:

**General**..... (305)672-2642 or  
(305)672-2643  
**Fax** ..... (305) 538-7753  
**Front Desk**.....(305)532-0526  
**Email** ..... mirasolcondo@gmail.com

## ASSOCIATION OFFICERS

**President**..... Kelly Swenson  
**Vice Pres/Treasurer** .... Peter Carril  
**Secretary**.....Anna Fresko  
**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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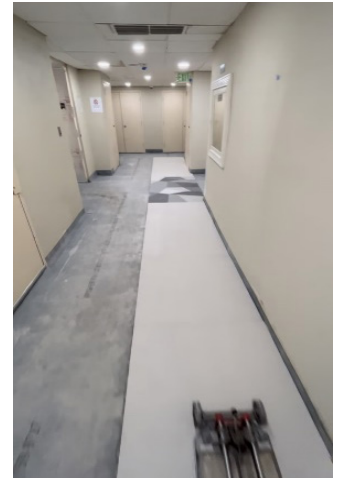
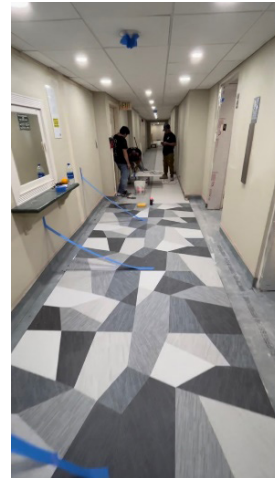
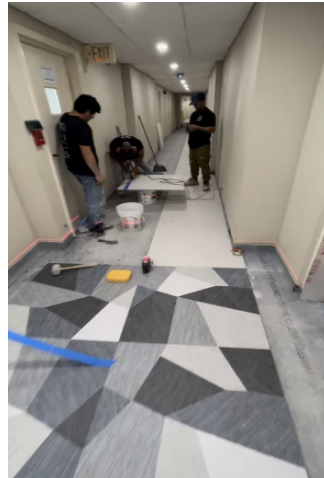
## UPDATES AND ANNOUNCEMENTS

- The Annual Fire Inspection will be conducted on March 13 thru 17, 2023
- Workshop Meetings are held on Tuesday at 3:30 pm.

### Hallways Updated

Since January, the association has been working on our project plan moving forward with repair and projects. The association wants to share the installation progress on the 25th and 24th floors. The installer has given an approximate completion time of three weeks per floor from demolition to installation of tiles; We want to remind you that once the installation arrives at the delivery of your floor, the remodeling of the units and the movements will be restricted, for the floor where the installation is made, as well as the use of the freight elevator must be coordinated with the office. 23rd, 22nd, and 21st floors are expected to be completed in March.

#### 25<sup>th</sup> Floor



#### 24<sup>th</sup> Floor



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

**23<sup>rd</sup> Floor**



**Ramp Updated**

As most of you know, the pedestrian ramp construction started on January 9th and has a completion date of approximately to the end of March.

**Door's Replacement**

To keep improvements and update Mirasol Ocean Towers; The board would like to know how many owners are interested in replacing the unit doors.

Please let us know as soon as possible so we can assess a bulk cost for the unit doors; by contacting the

management office via email or phone call at 305-672-2642 or mirasolcondo@gmail., mirasolmanager@gmail.com. Note that this project is voluntary and will be paid for by unit owners.

**Attention residents:**

To avoid colliding with a vehicle, we are asking for all the vehicles to use the proper designated ramp. Some residents have been exiting through the entrance ramp. Please note that you will behold liable for your adjudication.

**Rules, Policies & Procedures**

This is a reminder that it is prohibited to throw cushions, cardboard or any larger items trough the trash chute. Cardboard boxes must be broken down and dispose in the assigned recycling area on the basement floor. All household garbage needs to be disposed of utilizing garbage bags.

**Please place your garbage bag sealed inside the trash chutes!**

**Boxes:** Boxes should be broken down and/or flattened, and deposited in the basement designated area.

**Glass:** Glass containers should be rinsed and placed inside the recycle bin container. Please do not place broken bottles that might pose a hazard.

**Plastic:** Plastic milk containers should be rinsed; plastic hangers can also be placed inside the recycle bin container.

**Cans:** Open can lids should be tucked inside cans, when possible, to prevent hazard.

**PLEASE "DO NOT" PLACE FOOD WASTE INSIDE RECYCLE BIN CONTAINERS**  
No furniture items should be placed inside containers, nor in the trash room.

**Please do your part!**

**Commissioner Eileen Higgins**  
District 5

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## FECHAS Y ANUNCIOS

- La Inspección Anual de Incendios se llevará a cabo el 16 y 17 de marzo de 2023
- La reunión del taller se lleva a cabo los martes a las 3:30 pm.

### 23<sup>er</sup> Floor

#### Actualización de los Pasillos

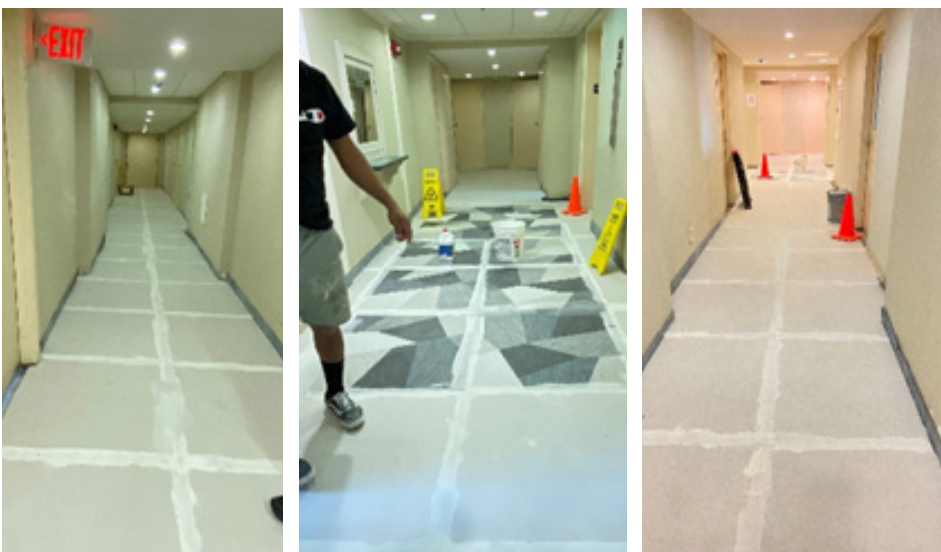
Desde enero, la asociación ha estado trabajando en nuestro plan de proyecto para avanzar con reparaciones y proyectos. La asociación quiere compartir el progreso de la instalación en los pisos 25 y 24. El instalador ha dado un tiempo aproximado de finalización de tres semanas por piso desde la demolición hasta la instalación de baldosas; Queremos recordarle que una vez que la instalación llegue a la entrega de su piso, la remodelación de las unidades y los movimientos estarán restringidos, para el piso donde se realiza la instalación, así como el uso del elevador de carga debe coordinarse con la oficina.

Se espera que los pisos 23er, 22 y 21 se completen en marzo.

### 25<sup>th</sup> Floor



### 24<sup>th</sup> Floor



#### Actualización de la Rampa

Como la mayoría de ustedes saben, la construcción de la rampa peatonal comenzó el 9 de enero y tiene una fecha de finalización de aproximadamente hasta finales de marzo.

#### Reemplazo de las puertas

Para mantener mejoras y actualizar Mirasol Ocean Towers; A la junta le

**Proyectos** (viene de la pagina 3)

gustaría saber cuántos propietarios están interesados en reemplazar las puertas de su unidad.

Por favor, háganoslo saber tan pronto como sea posible para que podamos evaluar el costo al por mayor de las puertas; comuníquese con la oficina de administración por correo electrónico o llamada telefónica al 305-672-2642 o mirasolcondo@gmail., mirasolmanager@gmail.com. Tenga en cuenta que este proyecto es voluntario y será pagado por los propietarios de las unidades.

**Atención residentes:**

Para evitar chocar con un vehículo, estamos pidiendo que todos los vehículos que utilicen la rampa designada adecuada. Algunos residentes han estado saliendo por la rampa de entrada. Tenga en cuenta que usted será responsable de su adjudicación.

**Reglas, políticas y procedimientos**

Este es un recordatorio de que está prohibido tirar cojines, cartón o cualquier artículo más grande a través del vertedero de basura. Las cajas de cartón deben doblarse y desecharse en el área de reciclaje asignada en el piso del sótano. Toda la basura doméstica debe desecharse utilizando bolsas de basura.

**¡Por favor, coloque su bolsa de basura sellada dentro de los conductos de basura!**

**Cajas:** Las cajas deben romperse y / o aplanarse, y depositarse en el área designada del sótano.

**Vidrio:** Los recipientes de vidrio deben enjuagarse y colocarse dentro del contenedor de la papelera de reciclaje. Por favor, no coloque botellas rotas que puedan representar un peligro.

**Plástico:** Los recipientes de leche de plástico deben enjuagarse; Las perchas de plástico también se pueden colocar dentro del

contenedor de la papelera de reciclaje.

**Latas:** Las tapas de las latas abiertas deben estar metidas dentro de las latas, cuando sea posible, para evitar peligros.

**POR FAVOR, “NO” COLOQUE LOS RESIDUOS DE ALIMENTOS DENTRO DE LOS CONTENEDORES DE CONTENEDORES DE RECICLAJE**

No se deben colocar muebles dentro de contenedores, ni en el cuarto de basura.

**¡Por favor, haga su parte!**

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