

## PROPERTY MANAGEMENT

**Property Manager...** Yvette Arteaga  
mirasolmanager@gmail.com

**Assistant Property Manager.....**  
Lynda Maldonado  
mirasolcondo@gmail.com

## IMPORTANT #'S:

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

## ASSOCIATION OFFICERS

**President.....** Kelly Swenson  
**Vice President .....** Lee Tachman  
**Treasurer .....** Peter Carril  
**Secretary.....** Luis Ayala  
**Director .....** Lilach Zusman

## 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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## Management Updates

- New Property Manager, Yvette Arteaga started on April 10, 2023
- New Assistant Property Manager, Lynda Maldonado began on May 8, 2023
- New cleaning personnel Jackie Acosta
- New maintenance personnel Cristino Castro



**Annual Meeting held on April 18, 2023. Congratulations to the new Board of Directors**

Kelly Swenson – President  
Lee Tachman- Vice President  
Peter Carril -Treasurer  
Luis Ayala -Secretary  
Lilach Zusman- Director

## Friendly Reminders

- The association's visitor parking is free, and we only accept CC, not cash.
- The front desk will only allow people to go up to deliver their food orders, medication, packages, etc.
- Please be advised that nothing can be stored except for their vehicle in the resident parking spots. It is a Fire & Safety violation.

## Hurricane Season starts June 1 through November 30, 2023

NWS hurricane links, forecasts, and assessments:

<http://www.weather.gov/os/hurricane>

NOAA Weather Radio All Hazards: <http://www.weather.gov/nwr>

National Hurricane Center: <http://www.nhc.noaa.gov>

Central Pacific Hurricane Center: <http://weather.gov/cphc>

NOAA Hurricane Website <http://hurricanes.noaa.gov/>

American Red Cross: <http://www.redcross.org>

Federal Emergency Management Agency: <http://www.fema.gov>

## Memorial Day

In observance of the holiday, management will close Friday, 5/26/2023, at 5:00 pm and reopen Tuesday, 5/30/2023, at 9:00 am.

In Memory of Many, In Honor of All. *"It takes the best in each of us to make the best world for all of us."*



## Local Laws & Regulations

### The following is illegal:

- Consumption of alcohol in public, smoking tobacco or marijuana on beaches or in parks
- Possession or consumption of narcotics
- Driving under the influence
- Driving a scooter or vehicle irresponsibly
- Violence of any kind

### Prohibited on the beach:

- Smoking cigarettes or filtered tobacco products
- Narcotics and Marijuana
- Large tents, tables, or similar structures

MB CITY CODE SEC 82-443

## Project Updates

- **Hallway tile installation:** The hallway tile project is proceeding as scheduled. NAFA contractors have been making excellent progress. The 25th – 14th floors tile installation has been completed, and they are currently working on the 12th floor. Small details are still being made for the final delivery of the project. Once the installation reaches your floor, movement along your floor will be restricted away from that section where the tile installation has begun. The use of the freight elevator is also marginalized and must be arranged with management. Please take time to fill out your ballot for the color of the wall. If you cannot open the computer file, see the office for help.
- **The pedestrian ramp project:** The foundation, slab, columns, railing, and beams inspection passed on May 17, 2023, by the City of Miami Beach ("COMB"). The ramp is pending the Fire Department's approval and the GC to close out the permit. Keep an eye out for our Grand Opening!!
- **Sun Deck Stairs:** North cabana sundeck stairs were repaired and completed by Icon Roof.
- **Cooling Towers:** The gearbox and blade assembly were replaced, and four new compressors for the hallways.
- **Bike storage clean-up:** The bike ramp project is on hold until further notice.





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**Commissioner Eileen Higgins**  
**District 5**

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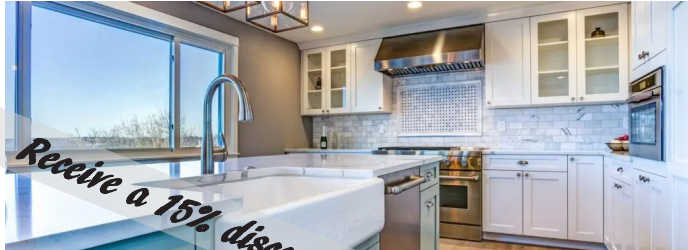
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