

PROPERTY MANAGEMENT

Property Manager.....
Lynda Maldonado
mirasolmanager@gmail.com

Assistant Property Manager.....
Maria Martinez
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

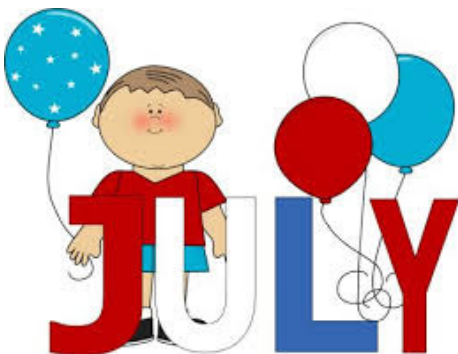
OFFICE HOURS (HORAS DE OFICINA)

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: Lynda Maldonado
New Assistant Property Manager: Maria
Martinez
Employees transferred: Yvette Artega



Friendly Reminders

Building Access

- All registered residents should access the property with their fob/transponder. The front desk will only grant access to residents who are registered in the system and present valid photo identification.
- All visitors (including food deliveries) must check in at the front desk and present valid photo identification. Residents wishing to allow guests up without announcement by the front desk can do so by registering the guest as a permanent visitor.
- Access will only be granted if a registered resident provides verbal authorization.
- All contractors and delivery companies must provide a certificate of insurance.
- Be on Alert- Be mindful of others, even when you're inside the building or unit. Pay special attention when walking in stairwells or around the common areas, meet your neighbors, and know the general layout of the building.

Deliveries (Food, Flowers, etc.) & Packages

- Packages of all kinds and types from all vendors will no longer be delivered to your door. This includes Amazon and food and newspaper deliveries. The prospect of having delivery people wandering our floors is dangerous. You will be required to retrieve all packages from the front desk.

Trash Disposal

- Cardboard boxes are not to be disposed of down the chute; instead broken down and disposed of in the recyclable area in the basement.

Reminders (cont. from page 1)

- Please properly discard your trash, boxes, or misc. Items. Management has received many reports of items being left on the trash chute room's floor.
- Put properly bagged trash in the trash chute and recyclables in the recycle container located on the basement level.
- All trash must be securely bagged prior to disposal. Place trash in a sturdy plastic bag (13-gallon size or smaller) and tie it closed to prevent it from opening mid-flight or once it reaches the bottom.
- Do not place anything in the chute weighing more than 10 pounds.
- Do not put liquids in the trash chute. Please rinse out empty jars, cans, or bottles and take them to the recycle bins located in the basement.
- Pizza boxes are not to be placed in the trash chute. Please clean out, flatten, and dispose of boxes in the recycling area in the basement.
- Large items (furniture, appliances, mattresses, etc.) will be disposed of off-site. Disposal of large items is the responsibility of the resident.

You are responsible for instructing your guests, cleaners, contractors, or other workers on properly using the trash chute.

**JUNE 1ST 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>

The building does have full coverage for insurance except for Flood Insurance. Mirasol has NOT had flood insurance since 2012. The office has a copy of the Letter of Map Amendment.



Commissioner
Eileen Higgins
District 5



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MIRASOL BOARD OF DIRECTORS

Fellow Mirasol Owners,

To better utilize the resources of the Board, we have agreed to assign lead responsibilities to each Board member which best fits their skill set. This will allow a more efficient use of the talents of all the Board members and will provide you, the owners, a clear and direct link to each Project to answer your questions and receive comprehensive and timely updates. As an example, Lilach has volunteered to Chair the Pool and Governing Documents Projects, working with other Board members and MMI. As in the past, the Board/MMI requests a monthly update from the Chair, or sooner as needed. Finally, to reiterate, the Board and MMI work together for the betterment of Mirasol. MMI and our contractors do not serve the Board.

Project	Lead	Board Support
ELSS	Lee	Kelly, Pete
Hallways	Kelly	Lee, Pete
50 Year Certification	Kelly	Pete, Lee
SIRs	Kelly	Pete, Lynda
Pool	Lilach	Lee, Luis (Docs), Pete (Finance)
Governing Documents	Lilach	Luis, Lillian (Becker)
Elevators	Lee	Lynda, Kelly
Driveway	Lee	Lynda
Legal	Kelly	Luis, Pete
Financials	Pete	Kelly, Lynda
Settlement	Kelly	Luis, Pete

THUNDERSTORM SAFETY



Along with summer’s warm days come thunderstorms. Lightning is one of nature’s most powerful and unpredictable killers. Golfing, swimming, boating, biking riding, mowing the lawn – almost any outdoor activity – can be dangerous if there’s lightning around. So when you hear that rumble in the sky, heed these tips from the National Weather Service:

- If you can hear thunder, you’re close enough to the storm to be struck by lightning.
- Listen to weather reports before you go outside for extended periods. Cancel picnics and such if thunderstorms are likely or move the picnic indoors.
- If you’re caught unexpectedly, move to a sturdy building or car (keep the windows up). Avoid small sheds, isolated trees, or convertible automobiles.
- If there’s no shelter nearby, find a low spot away from trees, fences, and poles. In the woods, stay by the shorter trees.
- If you feel your skin tingle or your hair stand up, squat low to the ground on the balls of your feet. Put your hands on your knees and your head between them. Do not lie flat on the ground. Make yourself the smallest target possible.
- Move to higher ground if a flash flood or any flood seems likely. Abandon cars once a flood begins. Do not attempt to drive to safety. Most flashflood deaths happen in cars.



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PROJECT UPDATES

Hallway tile installation: Tile installation - 9th floor in progress. Baseboard & Thresholds installation - 9th floor

Pool- Proposed pool coping has been approved by the Department, allowing procurement of custom items for pool renovation and avoiding further delays. The formal permit application must be submitted to the Department of Health and the Miami Beach Building Department. The contract addendum corresponding to the project scope is included and ready for approval, enabling progress with emergency pool repairs. Repairs can potentially begin prior to final approvals due to compliance with the Department of Health and engineer verification and certification. Construction/renovation permit applications are being filled for the Department of Health and the Miami Beach Building Department.

Gym – Coast to Coast is conducting a post-tension cables test because of unforeseen issues that have arisen. Coast to Coast advised that it will take approximately two-three months.

50-year recertification - Adam from Brady Infrared conducted a walkthrough last Friday, and they are prepared to commence work on July 24th, pending the client’s contract signing. The board has signed the We are currently waiting for the Thermal Concepts agreement to send over the contract.

Doors - In progress. Received veneer door estimate from Le Prestige. Waiting on a quote from them for just the replacement of the slab. Received door replacement quote from NAFA.

Window Recaulking- Caulking repairs inside of units- 1711, 410, 611, 711,1811, 1712, 1705. Caulking on the exterior lines- 04/05/08/09/10/11/12 and the units 410, 608

Bike storage clean-up: The bike ramp project is on hold until further notice.



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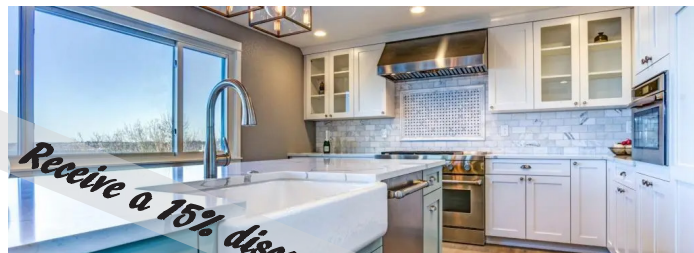
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