

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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Contact CGP at 305-981-3503 or
www.cgpnewsletters.com to
advertise in one of our newsletters or
to get a free newsletter for your property.

MANAGEMENT UPDATES

New Administrative: Bryan Dones started on
May 30, 2023
Employees transferred: Teresita de Jesus and
Nazareth Colmenares



FRIENDLY REMINDERS

CORRECTION FROM MAY'S NEWSLETTER

1. You will no longer be able to gain access to the building without your FOB. Please make sure you bring your FOB with you when you leave the building. If you do not have your FOB, you will not be able to enter the building unless you present the proper ID to the desk. Additionally, your visitors will need to have their names added to the MMI system. If you need help with this, please see the office. Additional FOBs are available for purchase. If your visitor's name is not entered into the MMI system, you will be required to come down to the front desk to verify them.
2. 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.

We realize that this is an inconvenience, but please temper this with the Board's respect and awareness of the safety of our building.

Please be advised that nothing can be stored except for their vehicle in the resident parking spots. It is a Fire & Safety violation.

**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>

Recycling Do's and Don'ts

Only Include:

- Paper /paperboard products
- Cardboard
- Plastic bottles
- Aluminum cans
- Glass bottles



Don't Include:

- **ELECTRONIC WASTE AND ACCESSORIES** ex. PCs, monitors, televisions, printer cartridges, keyboards, cell phones, home telephones, radios, speakers, CDs and DVDs, and CD and DVD players
- **MEDICAL WASTE AND PHARMACEUTICALS** ex. prescriptions, syringes, bio-hazard/medical containers. Miami Dade County has various locations to dispose of syringes and sharp medical waste. Please contact 311 for a location near you.
- **GARBAGE OR OTHER NON-RECYCLABLE WASTE** ex. household garbage (food), cylinders, propane and oxygen tanks, rocks, dirt, construction debris, flammables, yard and tree trimmings/clippings, bulky trash
- **PROHIBITED PLASTIC** ex. plastic bags, Styrofoam cups, plates and food containers, meat packing trays, Styrofoam egg cartons, plastic silverware
- **HOME CHEMICALS** ex. paints, pesticides, aerosol cans, engine/motor/ oil
- **CERTAIN GLASS PRODUCTS** ex. window or auto glass, incandescent and fluorescent light bulbs, mirrors, glass cookware or bakeware, ceramic
- **BATTERIES** ex. dry cell batteries, lead acid batteries
Other Non-Recyclables ex. coat hangers, small appliances, microwave trays, cooking pots and pans.

TWO CONVENIENT LOCATIONS

EMERGENCY CARE 24/7

DR. EDY A. GUERRA
NEW PATIENT SPECIAL \$79
(D0210, D0150, D1110)

9456 HARDING AVENUE
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305-866-2626

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MIAMI, FL 33134
305-643-1444

dredyaguerradds@gmail.com
WWW.DENTISTSURFSIDE.COM

CALL US BEFORE YOUR INSURANCE COMPANY!!

(305) 396-9110

STELLARADJUSTING.COM

RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?

GOT PROPERTY DAMAGE? GET HELP NOW!

MENTION THIS FLYER FOR FREE POLICY REVIEW

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Commissioner
Eileen Higgins
District 5

"With offices in Miami and Miami Beach, we are here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."

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2100 Coral Way, Suite 400
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MIAMI BEACH OFFICE
1700 Convention Center Drive, ground floor
Miami Beach, Florida 33139
Monday / Wednesday / 9:30 am - 4:30 pm

www.miamidade.gov/district05

305-375-5924

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Inside D5 Newsletter

Do You Hear But Not Understand? WE CAN HELP! Join Us For A Special Hearing Health Event Now Through June 30th

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With an IP68 rating, Genesis AI repels moisture, survives drops and whatever else you can dish out.

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Finally, a rechargeable hearing aid that need not be charged every night!



GENESIS AI



Melanie Plotkin, H.A.S., Hearing Aid Specialist

Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist, Board Certified in Hearing Instrument Sciences

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\$1000 OFF

Towards the purchase of a new pair of Rx hearing aids.*

*Cannot be used on prior purchases or combined with another discount.



Here is an early review of the new Genesis AI hearing aids:

"...I have been in just about [every] noise environment that could be produced [and] the Genesis hearing aids with the new Starkey app have worked fantastic[.]

Using Edge Mode is easy and controls the sound very well even for the TV... Also the batteries stay charged up to 80% after a long day of hard usage.

I'm happy I made the switch to them!"

- V. Taporowski, Hear Again America patient



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PROJECT UPDATES

Hallway tile installation: The hallway tile project is proceeding as scheduled.

NAFA contractors have been making excellent progress. The 25th – 12th floors tile installation has been completed, and they are currently working on the 11th 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.

Window Recaulking: Lines completed 2, 3, 4, 5, 7, 8, 11, and 12. Units completed 2103 / 1703 / 1603 / 1203 / 1103 / 703 / 603 / 503-1204 / 1104-1105 / 1005-2507 / 907-2208 / 2008 / 1808 / 1608 / 1508 / 908 / 708 / 508-1910 / 1710 / 1210 / 910-2511 / 2111 / 1811 / 611-2512 / 1912 / 1812 / 1712 / 1012 / -2302 / 1602

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 last details are pending to open the ramp- (tile replacement in the interior) Keep an eye out for our Grand Opening!!

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

Door Closers: The door closers replacement per the City of Miami Beach Fire Department were completed for floors 25th-5th.

Flapper Replacement: The maintenance personnel inspect and replace all the flappers if needed. The floors are completed 25th -10th.



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