



# MONTHLY NEWSLETTER

Volume 23 Issue 2

August 2023

## PROPERTY MANAGEMENT

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

**Property Manager**.....  
Maria Martinez  
mirasolcondo@gmail.com

**Chief Engineer** .....Alan Perez

## 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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## MIRASOL IS A NO PET CONDOMINIUM

The Association complies with the federal and Florida Fair Housing Acts and will permit reasonable accommodations to the “pet” restrictions when proper documentation is provided to support the request. All approved assistance animal Owners are required to comply with these reasonable rules and regulations. A violation of these rules and regulations may result in the Association’s withdrawal of the approval of the assistance animal and other remedies permitted under the law. Unapproved animals are not permitted on the property.

All requests for accommodations for service and support animals must be approved in writing, prior to any service or support animal being brought on property or in a unit. This includes visitors and guests, as well as Owners and Tenants. The documentation must come from a medical professional with “personal knowledge” of the requesting party’s condition/disability and establish a “disability” related need for the animal as the term disabled/handicap is defined in the federal and Florida Fair Housing Acts. The letter must also comply with Florida Statute Section 760.27 in all respects.

Once approved, the assistance animal must be walked on a non-retractable leash providing no more than six (6) feet of slack, carried or strollered at all times when outside the unit and must be under the Owner’s control. Animals are not permitted to roam or wander.

The owner of the animal or the person controlling the animal shall immediately pick up and properly dispose of any of his/her animal’s waste within the condominium property.

## PEST CONTROL

Orkin will visit our building every Thursday, four (4) times a month, from 9:30 am to 1:00 pm. Our maintenance person will escort the exterminator during the process. The schedule is as follows:



*Orkin visitará nuestro edificio todos los jueves, cuatro (4) veces al mes, de 9:30 am a 1:00 pm. Nuestra persona de mantenimiento acompañará al exterminador durante el proceso. El horario es el siguiente:*

AUGUST / AGOSTO						UNITS / UNIDADES		
M	T	W	T	F	S			
			3			Thursday Jueves	2301	2512
			10			Thursday Jueves	401	612
			17			Thursday Jueves	701	912
			24			Thursday Jueves	1001	1212



**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.
- 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.
- Please flatten your boxes and bring them to the recycling area in the garage

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



**Commissioner  
Eileen Higgins**  
District 5



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**COME VISIT US**

**DISTRICT OFFICE**  
2100 Coral Way, Suite 400  
Miami, Florida 33145  
Monday - Friday / 9:00 am - 5:00 pm

**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](http://www.miamidade.gov/district05)  
305-375-5924  
[District5@miamidade.gov](mailto:District5@miamidade.gov)

 @CommishEileen

 @CommishEileen

 Inside D5 Newsletter

### Project Updates

**Hallway tile installation:** Tile installation - 7th floor in progress. Baseboard & Thresholds installation - 8th floor

**Pool- Down Up Construction** answered the board's questions and sent over COI. They are ready to commence work when the board gives the green light. (Pool Presentation for the Owners on August 9th at 6 pm)

**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** - Received painting quote from NAFA. Working on a second quote

**Window Recaulking-** Caulking repairs inside of units- 1209,1503 Caulking on the exterior lines- 03/11/12

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

**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.

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[dredyaguerrads@gmail.com](mailto:dredyaguerrads@gmail.com)  
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# FREE BULK WASTE DROP-OFF

**AUGUST 5 @ 8:00 AM - 6:00 PM**

Miami Beach residents can drop off bulk trash **Saturday, August 5, and Sunday, August 6, from 8 a.m. to 6 p.m.** at 140 MacArthur Causeway (Terminal Isle) or 75 Street and Dickens Avenue.



# FLORAL DESIGN WORKSHOP

**AUGUST 12 @ 1:00 PM - 2:00 PM**

Miami Beach Seniors 55+ are invited to enjoy a floral design workshop where they can make a beautiful bouquet. Space is limited and registration is required. Register today at [register.miamibeachparks.com](http://register.miamibeachparks.com). If you require assistance with registration, call 305.673.7767 or 305.861.3616. Free for Seniors 55+.

- June 24 – NSPYC (501 72nd Street) 1 PM
- July 2 – SRYC (2700 Sheridan Avenue) 1 PM
- August 12 – NSPYC (501 72nd Street) 1 PM
- September 10 – SRYC (2700 Sheridan Avenue) 1 PM

King tides are the highest and most extreme tides of the year. Gravitational forces and the alignment of the sun and moon cause the tides to change throughout the year.

**The highest tides are expected on:**

- Tues-Mon, August 29 – September 4, 2023.
- Tues-Tues, September 26 – October 3, 2023.
- Sat-Wed, October 14-18, 2023.
- Wed-Wed, October 25 – November 1, 2023.
- Mon-Wed, November 13-15, 2023.
- Sat-Tues, November 25-28, 2023.

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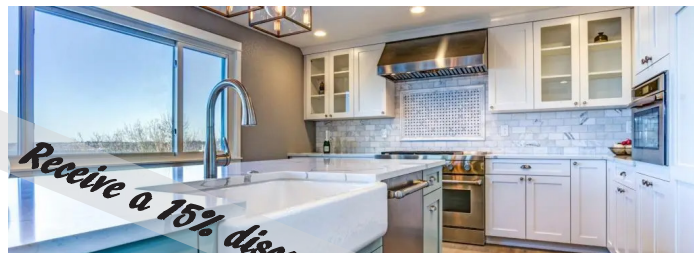
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- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed



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