

PROPERTY MANAGEMENT

Property Mgr. Lynda Maldonado
 mirasolmanager@gmail.com
Asst Property Mgr... Maria Martinez
 mirasolcondo@gmail.com
Chief Engineer:..... Alan Perez
Maintenance: Dinzy Valente resigned

IMPORTANT #'S:

General..... (305)672-2642 or
 (305)672-2643
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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 www.cgpnewsletters.com to
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 to get a free newsletter for your property.

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 return to normal activity delivering to the unit. Confirmation from the resident is required before the delivery.
- 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.

PLEASE FLATTEN YOUR BOXES AND BRING THEM TO THE RECYCLING AREA IN THE GARAGE

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:



SEPTEMBER / SEPTIEMBRE						
S	M	T	W	T	F	S
				7		
				14		
				21		
				28		

UNITS / UNIDADES		
Thursday Jueves	1401	1612
Thursday Jueves	1701	1912
Thursday Jueves	2001	2212
Wednesday Miercoles	2301	2512

PROJECT UPDATES



Pool- The pool is closed. After the Board meeting held on 8/23/2023, the pool committee was approved, and the committee is reviewing and will present another proposal.

Gym – Open

50-year recertification – The structural report is completed and pending the infrared inspection to complete the electrical report to be submitted for bidding.

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

Tiles and Hallways- Completion to the 4th floor, then the hallway project will commence.

Window recaulking- Caulking repairs inside of units 2208,1508,508,2309,2203,1503,1404
Caulking on the exterior lines 03,04,08,09 and the units 2208,1508,508,2309,2203,1404

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

Parking Garage: The clean-up project will commence to remove all personal items and bikes from the parking spaces. Starting in October, The fining committee will begin imposing fines.



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.

The City of Miami Beach Events

September 10 @ 1:00 PM - 2:00 PM | **Floral Design Workshop** | Various locations
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.

September 16 @ 7:30 - 9:30 PM | **Movie in the Park** | Canopy Park 6-7 St. & Alton Rd.
Bring your picnic blanket and enjoy a free movie under the Miami Beach stars. The movie will begin at sundown. September Feature Film: Encanto, rated PG. October Feature Film: Scoob!, rated PG

September 17 @ 11 AM - 3:00 PM **Adaptive Beach Days** 6475 Collins Avenue
"Adaptive Beach Days" is a pop-up program that provides full-service access into the ocean for people with various disabilities with the help of trained staff.



Commissioner Eileen Higgins
District 5



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COME VISIT US

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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
305-375-5924
District5@miamidade.gov

 @CommishEileen  @CommishEileen  Inside D5 Newsletter



King TIDES | MIAMI BEACH RISING ABOVE

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:

- Tuesday - Tuesday
September 26 – October 3, 2023.
- Saturday-Wednesday
October 14-18, 2023.
- Wednesday -Wednesday
October 25 – November 1, 2023.
- Monday - Wednesday
November 13-15, 2023.
- Saturday -Tuesday,
November 25-28, 2023.



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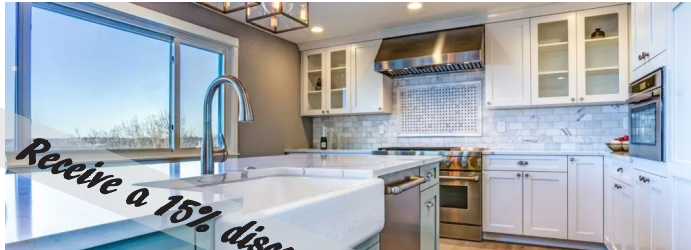
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