



# MIRAGE *On the Ocean*

*A Newsletter for the Residents of the Mirage on the Ocean Condominium Association, Inc.*

Volume 1 Issue 1

October 2023

## BOARD OF DIRECTORS

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**Vice President** .... Andrea Zaniol  
**Treasurer** ..... Robert Paradela  
**Secretary**..... Arlene Amargos  
**Director** ..... Vincent Papa

## PROPERTY STAFF

**Manager** ..... Lourdes Roland  
*manager@mirage8925.com*  
**Maintenance** ..... Moises Mesa  
*Maintenance@mirage8925.com*  
**Front Desk Sup...** Roberto Oviedo  
*frontdesk@mirage8925.com*

## OFFICE HOURS

**Monday- Friday** ..... 9am - 5pm

## IMPORTANT NUMBERS

**Main** ..... 305-864-0825  
**Management Office** ..... Ext 1  
**Front Desk**..... Ext 2  
**Valet**..... Ext 3  
**Maintenance** ..... Ext 4



# MIRAGE

ON THE OCEAN

**Condominium Association, Inc.**  
**8925 Collins Avenue**  
**Surfside, Florida 33154**

Published monthly at no cost for Mirage on the Ocean by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or [info@cgpnewsletters.com](mailto:info@cgpnewsletters.com) to advertise in one of our newsletters or to get a free newsletter for your property.

*“You are living in a treasured condominium building, surrounded by beautiful, majestic waters, and designed to provide you with ease and convenience in your daily lifestyle.”*

Dear Residents/Unit Owners,

The activities and projects that are taken place at the Mirage will continue, as planned and any upcoming projects will be announced here. In this month’s Newsletter, you will find new information, updates and friendly reminders. If you have any questions and/or suggestions, please contact management @ [manager@mirage8925.com](mailto:manager@mirage8925.com) or at the management office.

## MIRAGE PROJECTS UPDATE

### SMOKE EVAC SYSTEM

- Mechanical and electrical portion of the work is completed.
- New ducts were fabricated and installed.
- Software portion of the work is in progress.
- Mirage waiting to pass inspection.

### STAIRCASE HUMIDITY ISSUES

The Mechanical Engineer working on the smoke evac project, recommended the installation of dampers, replacing the fans that were located on the top of the stairs. Since the parts were installed, the humidity issues inside the staircase have been reduced to a minimum. The dampers are programmed to work together with the fire alarm system, so the supply fans can work according to the plans and pressurize the staircase if it is needed.

*Designated board members and management are working to get the final bids on the upcoming projects.*

### BANK LOAN & SPECIAL ASSESSMENT UPDATE

The loan approved by the membership was closed at the fix interest rate of 6.5% and for a 10-year term.

The special assessment #2 was passed and the payment collection resulted as follow:

### There were 28 units for OPTION 1:

Payment in full by August 15th 2023, to pay in full to avoid interest fees, payment must be submitted by August 15th, 2023 11:59pm (et).

*Continued on page 2*

**Mirage Project Updates** (cont. from page 1)

**There were 35 units for OPTION 2:**

1. Split full payment in two to avoid interest fees (50/50 payment).
2. First payment must be submitted by August 15th, 2023 11:59pm (et).
3. Second payment must be submitted by November 15th, 2023 11:59pm (et).

**There were 46 units for OPTION 3:**

Monthly payments of the loan will begin on September 1st, 2023. Owners must setup a separate payment on the website for the special assessment.

**CONSTRUCTION UPDATE**



The Board has taken under consideration several factors and they got to the conclusion the following order to proceed:

- **Structural:** The 2024 Reserve Study must reflect most, or all the structural work completed to minimize the impact of the increase when fully funded reserve begins in 2025.
- **Beach Area:** Hurricane Season is ongoing , therefore we will be able to advance on the items that will not be potentially stopped/destroyed by any Tropical Storm or Hurricane.
- **Elevators:** Modernization project. Elevator consultant is working on the bids portion. This is a life safety component that needs to be prepared and reviewed by a professional on that area.
- **BDA system:** all bids were received. As soon as a decision is made, residents will be notified, and the paperwork will begin. (Bi-Directional Amplifiers)
- **Balconies post pockets repairs:** Our Engineer of Record is reviewing the wind load calculations to do the drawings. A re-design of the pieces was done for each location.
- **Remaining construction work in the garage area:** working with vendors.



Hello All!

My name is Tatyana Krivoruchko. I'm a 15-year real estate veteran with experience as a developer, a marketing specialist, and property manager.

Before joining Core Realty Assoc, L.L.C., I partnered in acquiring, developing, marketing, and selling residential estate properties in Chicago, IL.



My clients would describe me as a mature, dependable, and high-energy RE Agent with a passion for the highest degree of excellence in her work; valued not only for warmth, professionalism, dedication, and excellent judgment but for her unwavering commitment to ensure that the deal comes through.

*Testimonial: "Tatyana did a fantastic job closing our transaction! She has a great deal of integrity when it comes to protecting her client's best interest and insuring a smooth transaction." - Mila & Elijah R.*

**TATYANA KRIVORUCHKO**  
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## FRIENDLY REMINDERS:

According to the condominium rules and regulations, a **duplicate key of your unit must be kept at the management office for emergency reasons.** This is not an option. It's also convenient in case you get locked out during business hours or your apartment floods, an alarm sounds, or smoke comes out during your absence. It is a big liability for you in case access is needed if you don't provide the spare key to the office.

We are all very anxious to see our building looking as beautiful as possible, and to see the new lobby furniture installed, but let's be a little more patient while the selection is in progress.

The pool area is looking beautiful. We encourage all residents to come down and enjoy it.



### POOL USERS

Please note that our Rules and Regulations must be followed and respected at all the times by all the owners, residents, and guests of Mirage Condominium. **The Board has been working on updating the rules, all members will be notified as soon as they are completed.**

### LEAKS!!!

Causes damages! Waste tons of water! Creates an unnecessary expense to all owners! Please, help your Association prevent or repair the source of leaks A.S.A.P.

- The noise of a running toilet is a warning of need for repair.

- Check your faucet water drip.
- Replace washers as necessary.
- Please inform the management office of any signs of leaks in your unit or anywhere in the building that you may be aware of.

There are service companies that will maintain your plumbing, electricity and air conditioning equipment for an annual fee. It may be advantageous for you to get a contract with one of those companies.

Please remember that your **air conditioning** filter needs to be replaced every one or two months according to use. Also, please have your technician to check the condenser ac unit up on the roof. Contact the manager's office for information.

If you have low water pressure in your showers, the pressure may be increased by cleaning up the inside of your shower heads.

**Pest control** is done by the Association only in the common areas. You may need service in your apartment. If you need to contact an exterminator and do not know one, you may want to use the Association's, at your own expense.

Please **do not leave any items outside your door** at any time including toys, baby carriages, etc.

**Groceries carts** must be returned to the point where they were taken.

**HURRICANE SEASON IS HERE** and runs through November 30th. If you are leaving for the summer, please bring into your unit all items from your balconies. Items on balconies can become flying projectiles during high windstorms. For more information, please visit [miamidade.gov](http://miamidade.gov) or [townofsurfsidefl.gov](http://townofsurfsidefl.gov). Please provide the management office with **your updated contact information.**

**FOR SECURITY REASONS: "See something, say something"**

- When you are **absent for some time**, please inform management of your date of departure and return.
- Please inform management of any **guest(s)** staying in your unit and their date of arrival and departure.
- **Garage gates** must be open with the clicker owned by the resident.
- Please make sure that the **door closes** properly behind you. **The key fob must be used to enter the common areas of the building.** If you do not have fobs for your family members you need to get it at the management office.

# IMPORTANT INFORMATION FOR OWNERS

## TAX APPEAL FOR UNIT OWNERS THAT OPT IN

This is a very common and inexpensive practice Associations have the right to undertake annually.

Multiple Associations have filed for tax reductions for multiple years, and then received substantial discounts for the entire Ownership in those Assocs. Ownership has just received our proposed tax liability in the mail, and the increase from last year is very substantial. There is room here for reduction.

As per Board resolution Rennert Vogel Mandler & Rodriguez, P.A. and Gursky & Ragan, P.A. will represent Mirage Condominium Association, Inc. (the "Association") in connection with the ad valorem property tax assessments of the Property. Rennert Vogel is the largest and known to be the most successful in the industry for this.

The cost is usually \$15 per folio/owner up front and a 25% share in the reduction . This will result in a 75% return to the Owner an excellent deal. Note that the entire Assoc must be represented, not a single folio, therefore there will be letters for opt in/out that will be sent to the unit owners.

## VALET UPDATES

Biss Parking has implemented the usage of an app for your convenience, however, if you would like to retrieve your vehicle by calling the front desk, please feel free to do so, as this service will remain available. The app will be working for those residents whose vehicles are registered as a "Valet Vehicle" since we need to check the vehicles in and out of our system. Please keep in mind that all vehicle requests need to be made 15 minutes prior to your desired departure time. This will give our valet assistant the necessary time to get your vehicle, so it can be ready at the front entrance once you get downstairs. Your vehicle will be parked at the front entrance for 15 minutes only, if the vehicle is not picked up after 15 minutes, it will be returned to the garage, and you will be able to request it again once downstairs. It is extremely important register your vehicle(s).



As you know the valet company has the forms available at their post. You will find there the instructions on how to download the app and how to request your vehicle, if you have any questions or are having any issues with the app please email: Valet@bissparking.com or visit the valet office and one of our valet attendants will be available to help you.

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# VIP PARKER INSTRUCTIONS FOR RESIDENTS



We are excited to announce a superior improvement to the current valet system. It is easy, convenient, and best of all, ticketless! We are confident that this system will enhance the overall valet experience by providing exceptional service.

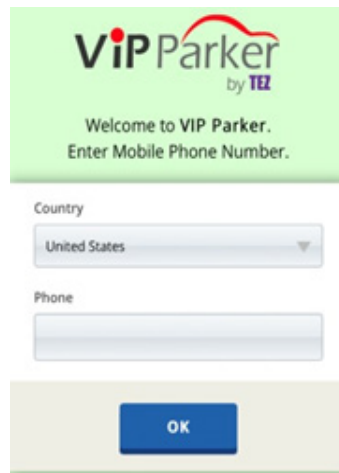
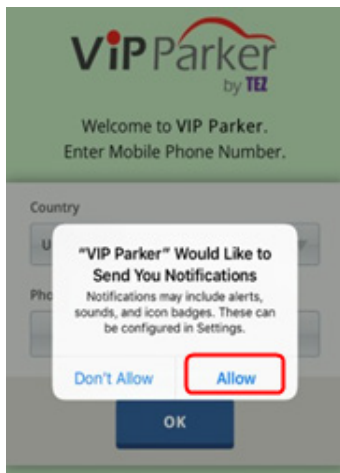
## KEY BENEFITS:

- Guaranteed to enhance the overall valet experience.
- Ticketless system is easy, hassle free, and convenient for you and your guests.
- Improved communication between valet and residents/guests to reduce waiting time.

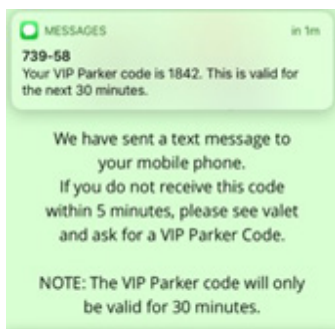
*Before starting, please make sure your vehicle is registered. Then, proceed to download “Vip Parker by Tez” from your App Store or Google Play.*

## HOW TO SETUP YOUR APPLICATION

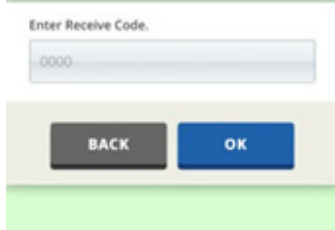
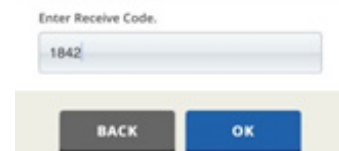
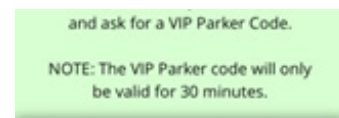
1. Please “Allow” to receive valet notifications



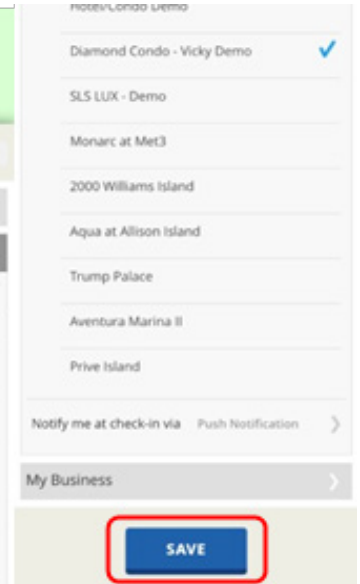
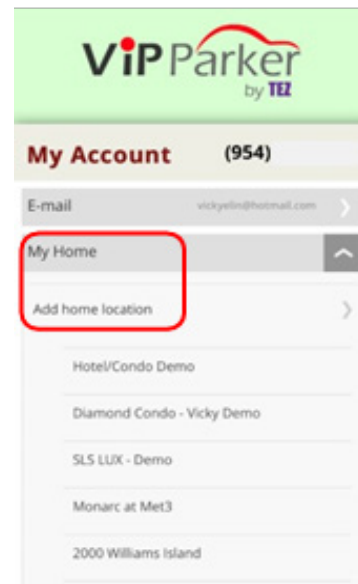
2. Enter cellphone number used in vehicle registration



3. Please enter the 4-digit code received in the text

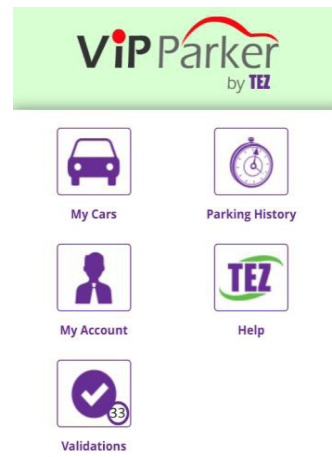


4. **IMPORTANT:** Click on “My Home”, select your condominium and save.

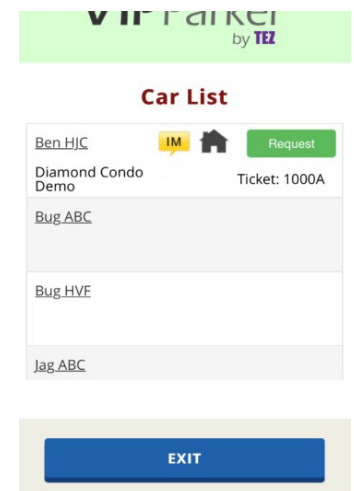


## HOW TO REQUEST YOUR VEHICLE

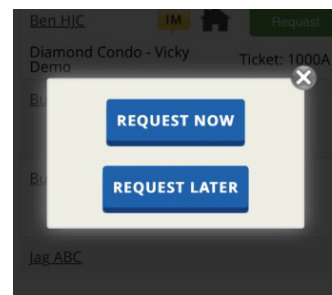
1. Select “My Cars” from the main screen



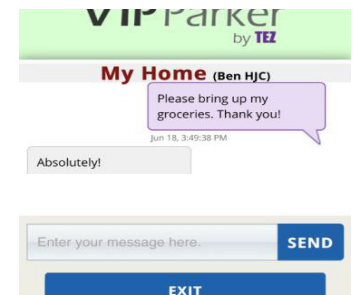
2. Your vehicle(s) will appear in the list. To request, click on “Request”



3. Select if you prefer to request your vehicle “Now” or “Later”



4. **Instant Message with valet:** communicate with valet using the “IM” option





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# OCT • DEC 2023



**OCTOBER**

Zun Zun Children’s Festival: 123 Andrés **SUN 10.1 FREE**

La Escala Sonora **WED 10.4**

Kany Garcia • Second Date **FRI 10.6**

Mala Rodriguez & Sara Socas **SAT 10.7**

Kevin Kaarl **THU 10.12**

Italian HIT week • Coma Cose **SAT 10.14 FREE**

Scary Pockets **SUN 10.15**

Cuco in Concert: iii points Satellite Event **THU 10.19**

The Head and the Heart **FRI 10.20**

Arturo O’Farrill & the Afro Latin Jazz Orchestra **SAT 10.21**

Pedro Capó **SUN 10.22**

The Dip **THU 10.26**

Midnight at MuseZeum ft Slick Rick **SAT 10.28**

Rocky Horror Picture Show **SUN 10.29**

**NOVEMBER**

Rhythm Foundation Gala **THU 11.2**

Gera MX & Nanpa Básico **FRI 11.3**

Israel Fernandez & Diego del Morao **SAT 11.4**

Fall For Dance NOW! **SUN 11.5**

GIMS **THU 11.9**

The Second Annual Law Rocks Miami **FRI 11.10**

Juanes (Ratones Paranoicos) **SAT 11.11**

Daybreaker **SUN 11.12**

Nu Deco Ensemble Dress Rehearsal **THU 11.16 FREE**

Nu Deco Ensemble ft. Lucius **SAT 11.18**

Metronomy **SUN 11.19**

We Belong Here **SAT 11.25**

**DECEMBER**

North Beach Music Festival **FRI 12.1 • SAT 12.2 • SUN 12.3**

Miami Beach Rock Ensemble:  
 A Tribute to Doug Burris **SAT 12.16**

North Beach Social: Suénalo Sound System **THU 12.21 FREE**



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