



MIRAGE On the Ocean

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

Volume 1 Issue 2

November 2023

BOARD OF DIRECTORS

President..... Sergio Vidal
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

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by Coastal Group Publications, Inc. Contact CGP at
(305) 981-3503 or info@cgpnewsletters.com
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Dear Residents/Unit Owners,

The activities and projects that are taking 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 or at the management office.

MIRAGE PROJECTS UPDATE

SMOKE EVAC SYSTEM

Hearing at the Town of Surfside is scheduled for November 14th, 2023.

At that time, the Association's attorney will do his best negotiating the mitigation of the fines.

BANK LOAN & SPECIAL ASSESSMENT UPDATE

Please kindly remember that for the owners that selected the **Option 50/50, the final payment is due this coming November 15th, 2023.**

Many thanks to all, for keeping up the payments and please let us know if you have any issues with your account, so we can assist you to clarify it.

CONSTRUCTION UPDATE

- **Beach Area-** Landscape Architect delivered the first draft for the beach area, she is still working on the final details and then we will be able to show it to the residents. Based on the demographic that Mirage currently has, the Board is making sure that there is an area of interest to be enjoyed.
- **Gym Area** – It was decided to temporarily relocate some of the gym equipment to the billiard room. The Elliptical, the treadmill, the bicycle and the weight station will be accommodated there while the gym area gets remodel, therefore residents don't get affected by the time of construction.

EVENT HELD AT THE LOBBY FOR RESIDENTS

Residents were invited to a special event hosted by an internet service provider. They joined us for an informative and fun gathering on Wednesday, October 18th, from 5:00 PM to 7:00 PM. Here’s what it was shared with our residents:

- Interactive Learning: Discover the benefits of their internet service, learn about the latest technology, and explore options of service.
- Q&A Session: Questions about new options? Their experts were available to provide answers and guide residents through the process.
- Delightful Refreshments were shared as residents mingled with neighbors and made new connections within the community.



SUMMARY OF ANNUAL INSPECTIONS PERFORMED:

ELEVATOR INSPECTION: Passed. No violations.

FIRE ALARM INSPECTION: No deficiencies were reported.

FIRE SPRINKLER SYSTEM, STANDPIPE, BACKFLOW AND FIRE PUMP’S INSPECTION: No deficiencies were reported.



FIRE EXTINGUISHERS: All are certified until next year.

Please see below some important information about the system

FIRE SPRINKLER’S ADVICE:

Why can't you paint sprinkler head covers?

Fire codes prevent property owners from painting fire sprinkler covers, as dried paint can cause them to malfunction during a fire. It is extremely important to keep it as they come from manufacturer. In case you need to replace them, please contact the office and we will be happy to assist you with the contact information of the vendor

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

Cell: (847) 612-2648

tatyanakrivor@yahoo.com | www.miamiresidentialrealtygroup.com



323 Sunny Isles Blvd, Ste 700, Sunny Isles Beach, FL

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GARBAGE AND TRASH DISPOSAL

A. All movers and delivery men are to be instructed by the resident to remove all rubbish, boxes, and packing materials from condominium property when they leave. These materials are not to be placed in the tras. rooms or hallways.

B. Residents are responsible for the removal of all excess materials (such as debris from alterations or improvements in the unit) from condominium property. Boxes larger than a shoe box must be broken down and taken to the recycling room located on the 1st floor trash room by the receiving area the day that recycle. is picked up.

C. Please remember that recycle pick up is every Thursday around 8:00 AM

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.

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