

## PROPERTY MANAGEMENT

**Property Mgr.** ..... Lynda Maldonado  
 mirasolmanager@gmail.com  
**Asst Property Mgr.**.. Maria Martinez  
 mirasolcondo@gmail.com  
**Administrative Asst.**... Lauren Perez  
 mirasolhelp@gmail.com  
**Chief Engineer:**..... Alan Perez

### IMPORTANT #'S:

**General**..... (305)672-2642 or  
 (305)672-2643  
**Front Desk**.....(305)532-0526

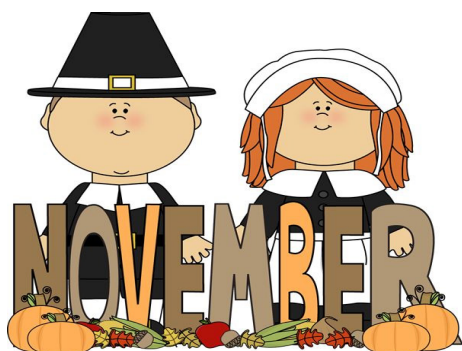
## ASSOCIATION OFFICERS

**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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## 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.

## EMERGENCY KEYS

According to the Section 718.111(5)(a) of the Florida Condominium Act states the association can only make use of the emergency key for the maintenance, repair, or replacement purposes. This provision of the Act recognizes that the association must be able to enter the unit to (1) perform its maintenance obligations and (2) protect the condominium property (both units and common elements).

## MAIL-BOXES

United States Postal Service (USPS) visited the condo and noted that several mailboxes are reaching full capacity. In accordance with USPS representatives, if residents do not collect their mail promptly, the USPS will be compelled to return it to the main office.



The Mirasol board and management would like to offer our best wishes for a juicy turkey, a splendid gathering of friends and family, and triumphant victories for your favorite football teams this Thanksgiving Day. We hope you have the happiest of Thanksgivings.



**Pest control**



All 4 Pest Control will visit our building on Thursday, two (2) times a month, from 9:00 am to 4:00 pm. Our maintenance person will escort the exterminator during the process. The schedule is as follows:

\*\*\*\*\*

All 4 Pest Control visitará nuestro edificio todos los Jueves, dos (2) veces al mes, de 9:00 am a 4:00 pm. Nuestra persona de mantenimiento acompañará al exterminador durante el proceso. El horario es el siguiente:

NOVEMBER / NOVIEMBRE							UNITS / UNIDADES		
S	M	T	W	T	F	S	Thursday Jueves	401	1412
				2			Tuesday Martes	1501	2512
		21							

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Commissioner  
**Eileen Higgins**  
District 5

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[www.miamidade.gov/district05](http://www.miamidade.gov/district05)

305-375-5924

District5@miamidade.gov

**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

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Inside D5 Newsletter

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# Project Updates

**Pool-** The pool is closed. On 8/23/23, the Pool Committee confirmed that the (4) pool violations must be repaired during the restoration. On 11/1/23, the Pool Committee returned the pool project to the Board and Owners Rep to move forward again to no longer delay the pool project.

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

**Hallways Project - Wall plastering:** this activity will be developed over three weeks in which two floors will be worked per day from the 4th floor to the 25th.

**Doors** - NAFA contractors are working on the **Prep- prime -paint of frames and doors.** The first stage of the project has started. From floor 25 to 12, the front frame has been sanded.

**Window recaulking-** The company Ocean H Service and Group Inc has been reached out to do the pertinent repairs on the units affected by the strong rain and wind. The administrative office is also scheduling an engineer to reinspect all the windows and sliding glass doors.

**Parking Garages-** The administrative office has been requesting that residents of the units giving importer use to the parking spaces remove any objects from their designated parking areas promptly. To ensure the proper upkeep of our shared spaces, the maintenance team is conducting a thorough cleaning of the parking areas.

**ELEVATORS** - In the upcoming projects with the fire alarm system, Thermal Concept will address the elevator issues by replacing the louver in the elevator shaft with an electronic system. This new electronic system will be able to open, close, and be integrated into the upcoming fire alarm system. This integration can improve functionality and safety, suggesting a more modern and interconnected approach to managing the elevators with the fire safety systems.



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**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-Monday, Aug 29 – Sept 4, 2023.
- Tuesday-Tuesday, Sept 26 – Oct 3, 2023.
- Saturday-Wednesday, Oct 14-18, 2023.
- Wed.-Wed., Oct 25 – Nov 1, 2023.
- Monday-Wednesday, Nov 13-15, 2023.
- Saturday-Tuesday, Nov 25-28, 2023.

## The City of Miami Beach Events

### Annual Holiday Parade

November 24, 2023, from 6 p.m. to 7:30 p.m. An excellent kickoff to the holiday season, will include: crafts for kids, a Holiday parade featuring special guests, a countdown to light the tree and one or two other surprises, all free and open to the public. Location: Euclid Oval, intersection of Euclid Avenue and Lincoln Road

### Art Week 2023: No Vacancy Miami Beach 2023, November 27

*No Vacancy* is a juried art competition that supports and celebrates mainly local artists, provokes critical discourse, and encourages the public to experience Miami Beach’s famed hotels as temporary art destinations in their own right. No Vacancy 2023 marks the program’s fourth edition presenting 12 artists creating site-specific works at 12 iconic Miami Beach hotels. The installations will be on view from November 16 through December 14, 2023. Projects will be displayed at the following twelve hotels in Miami Beach listed in alphabetical order:

- Avalon Hotel Miami
- The Betsy South Beach
- Cadillac Hotel & Beach Club
- The Catalina Hotel & Beach Club
- Hotel Croydon Miami Beach
- Esmé Miami Beach Hotel
- Faena Miami Beach
- International Inn on the Bay
- Kimpton Hotel Palomar South Beach
- Kimpton Surfcomber Hotel
- Riviera Hotel South Beach
- Royal Palm South Beach

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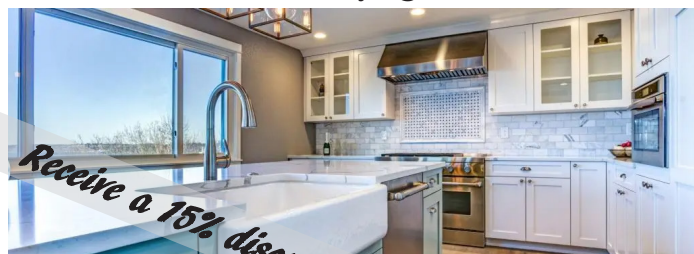
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