



MIRAGE *On the Ocean*

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

Volume 1 Issue 3

December 2023

BOARD OF DIRECTORS

President.....Robert Paradela
Vice PresidentVincent Papa
Treasurer Arlene Amargos
Secretary..... Carolina Ferdman
Director William Schottstein

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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 to advertise in one of our newsletters or to get a free newsletter for your property.



Dear Residents/Unit Owners,

The activities and projects 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

The hearing at the Town of Surfside was attended. The Master's decision was to give Mirage a 60-day extension to fully complete the project. After that extension, the fines will recommence.

Once completed, the Mirage will have complied with all citations from the Town. The Master, at that point, will work on the mitigation of the fines.

POOL & SPA

As previously advised, DOH performed a routine visit to the property and closed the pool. They listed a few items that needed corrections. All items have been corrected and documents have been resubmitted to the DOH for desk revision.

SPECIAL ASSESSMENTS FEES

Many thanks to all the owners that complied with the **Option 50/50 and submitted the final payment by the due date on November 15th, 2023.** Please let us know if you have any issues with your account, so we can assist you to clarify it.

MAINTENANCE FEES

Payments are due by the 1st of the month with a ten (10) day grace period.
REMINDER: Payments usually take 3 to 4 days to be received and posted in your account; therefore, please ensure to begin the payment process with enough anticipation to avoid any penalty.

Continued on page 2

Mirage Project Updates (cont. from page 1)

The annual Budget for 2024 was approved. **Please adjust your payments accordingly to avoid any late fees.** The membership voted for partial funded reserves for this year. A new chart has been created and posted in the property and mass communication has been sent out with the maintenance schedule for 2024 maintenance fees.

If you have any questions, please feel free to contact the management office.

CONSTRUCTION UPDATE

- **Beach Area:** Landscape Architect is working with the Town of Surfside to obtain all the details for code compliance. There was a meeting held with Zoning and building this past Monday. Notes will be done as per their instructions and the drawings will be submitted for approval.
- **Gym Area:** The vendor was selected, and he will begin with the drawings immediately, in order to pull permits and begin the job.

ANNUAL MEETING

The Annual Meeting was held on Monday December 4th, and there is a new Board for 2024.

Welcome to the new Board member.:

- Robert Paradela- President
- Vincent Papa- Vice President
- Arlene Amargos - Treasurer
- Carolina Ferdman- Secretary
- William Schottstein- Director

Many thanks to former Board members for their hard work and dedication.



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FIRE ALARM PROCEDURES

When the Fire alarm goes off:

1. Please be aware that the fire alarm will only sound on the floor of the incident, the floor above and the one below.
2. The fire alarm can't be silenced until the incident is investigated. One must physically go to the floor that is indicated on the fire panel to identify the issue, then notify the front desk.
3. The Central Station will call almost immediately to know if there is something ongoing or if it is a false alarm. If they confirm that something is going on, they will dispatch the Fire Department. If it is a false alarm, they will document and will not dispatch the Fire Department.
4. We strongly recommend everyone to be familiar with your floor and follow the instructions. Please remember it takes a few minutes to double check and confirm a potential issue on any floor and during that time the alarm continues sounding and light strobes blinking.
5. If the system is indicating to evacuate and there is no other announcement, please proceed to evacuate by the staircase that is closest to your unit. Do not try to use the elevator.
6. If the alarm doesn't go off on your floor, please stay in your unit.
7. If the Fire department arrives at the building due to a Fire, they will take control of the front desk and do their job, announcing to the entire community that needs to evacuate.
8. The front desk has a list of all residents who require special assistance to be evacuated. Those residents will be taken care of.
9. Please note that front desk personnel must be in constant in communication with the authorities, making it very difficult to attend to any phone calls.
10. After all is under control, a new announcement will be made to ensure that everyone is safe and sound.

The most important thing to remember is to remain calm, do not panic and proceed following the instructions. We understand that the situation is very stressful for everyone, however how we manage our behavior and allow front desk to do their job, will get the situation under control.

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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.

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TATYANA KRIVORUCHKO

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Friendly Reminders



It is this time of the year again, many packages are arriving every day and we don't have a large storage room therefore we urge you to pick up your packages as soon as possible - maximum 24 hours after.

BALCONY, HALLWAYS AND STAIRCASES

- As per Mirage Rules and Regulations, please note that is totally prohibited to storage items in any of the places mentioned above.
- The balconies are to be kept neat at all the times.
- The hallways are common areas that can't have anything in front of the doors (scooters, strollers, bags, etc)
- The staircases are a means of egress in case of emergency therefore we can't have anything obstructing the pass or stored in the corners. (It has been found many scooters on the staircases)

GARBAGE AND TRASH DISPOSAL

- 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 trash rooms or hallways.
- 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.
- 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.

LITHIUM BATTERIES

Charging Light Electric Vehicles, LEVs (i.e., bikes, scooters, etc.).

The LIO batteries are a concern. Several Boards and management are doing the research in order to establish an appropriated protocol to protect the property.

STRONGLY RECOMMENDED:

1. Never use an off-brand or after-market replacement battery or charger. Many fires are caused by cheap high voltage options which sound great on paper but can cause major issues which you can be held liable for. If you're unsure if a battery is safe, ASK a representative "is this battery UL compliant?" Purchase at your own risk if it isn't. All Juiced Bikes are UL compliant and will include this new "stamp of approval" in 2023.
2. Always follow the manufacturer's instructions when charging, storing and maintaining your e-bike battery.
3. Store your e-bike battery in a clean, dry and temperature-controlled environment. Don't store your battery on or near water heaters or in direct sunlight.
4. Always contact the manufacturer directly if you're having trouble with your battery or if the battery has been damaged. Take pictures or videos and include as much detail as possible when contacting the Support Team. Most companies will replace a faulty battery outright as long as you contact them and follow the warranty procedure, however, if you tamper with your battery before contacting the company, most will void your warranty.
5. Don't open your battery! Leave servicing e-bike batteries for the electric engineering professionals at the e-bike manufacturer. Servicing, and replacing cells should not be done by anyone without specific training on e-bike batteries. If for some reason your battery manufacturer no longer exists then contact a reputable lithium battery service provider like FTH Power.

We will have MORE info about this topic in the next newsletter.



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Entertaining in Tight Spaces

Anyone who lives in an apartment or small home knows the difficulty of entertaining guests in a tight space. Even though it is challenging, it can be done, with you and all of your guests enjoying your time together. Although you can often extend your party to a deck or other outdoor area, weather conditions sometimes will not allow that to happen. In those cases, you'll have to find a solution inside your home.

To accomplish this, first clear up as much space as possible. Remove clutter from your living areas. Kitchen appliances should be tucked away to increase counter space. You might also want to push your furniture towards the walls to increase floor space.

Also consider if you can use the spaces in your home more efficiently. Expand your seating areas by using padded dining chairs in your living room and placing large throw pillows on the floor. Add a couple of barstools to your kitchen space for guests who like to linger in the kitchen. Add a card table to your living room to increase seating for dinner. Not everyone needs to sit at the same table to enjoy the company. You may find that your guests will enjoy eating in several small groups in the dining room, kitchen, and living room areas. You can also use a large ottoman as another serving area. Use a large, oversized tray to convert it into a firm surface.

When you are ready to serve food to your guests, consider going with a buffet style of service. You can also place trays of food in every corner of your rooms. That way, your guests will not be crowded into the same place, trying to access the food. With it scattered about, people will spread out, maximizing the use of your available space. Finally, keep any food you serve as simple as possible. Sauces and other messy foods can cause a problem in a tight space.

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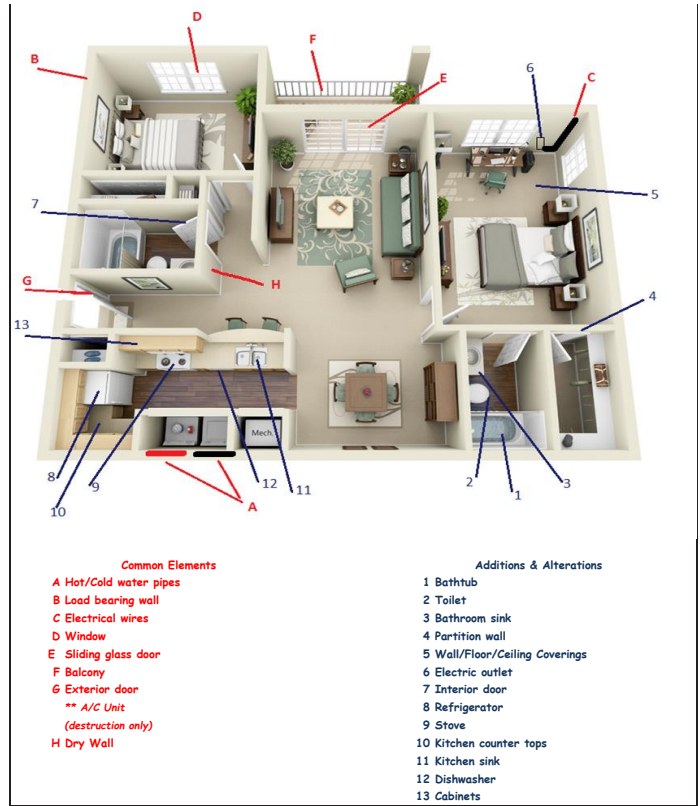
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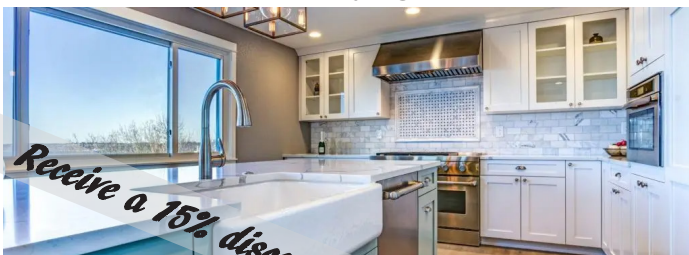
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