



MIRAGE *On the Ocean*

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

Volume 1 Issue 4

January 2024

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IMPORTANT NUMBERS

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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
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WE WISH YOU A HAPPY
new year
2024

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

A new hearing at the Town of Surfside was scheduled for February 21st, 2024. The goal is to present at that moment the final inspections for the open items. The Association's attorney will schedule at that point, a new hearing for 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.

FRIENDLY REMINDERS:

PACKAGES: As you know, there is no receiving area in this building, therefore it's imperative to pick up your packages the same day or in the next 24 hours like the latest. Also returning packages must be sealed and with the new label, otherwise the companies don't take them.

SHOPPING CARTS: There are four shopping carts for the convenience of the residents, two at the garage level and two at the main lobby level.

- Shopping carts shall be promptly returned after use to the same location where you got it.
- Please do not leave it inside the elevator.
- Please do not leave the cart inside your unit or in the corridor for later.

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



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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.

Please adjust your payments accordingly to avoid any late fees.

BALCONY CLEANING PROCEDURES

Please ensure that no water runs toward the balcony located below yours!

Wash the floor with a bucket and a towel; sweep carefully to avoid dust and dirt affecting the neighbor's patios. The plants must have a plate to contain the water, otherwise watering plants is creating damages. The rust stains are coming back due to that issue.



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). **Please avoid fines.**

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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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 trash 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
- D. If you have bulk trash, please kindly contact the Town of Surfside for instructions.

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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