

PROPERTY MANAGEMENT

Property Mgr. Lynda Maldonado
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Asst Property Mgr... Maria Martinez
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Administrative Asst.... Lauren Perez
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Chief Engineer:..... Raul Stanzola

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

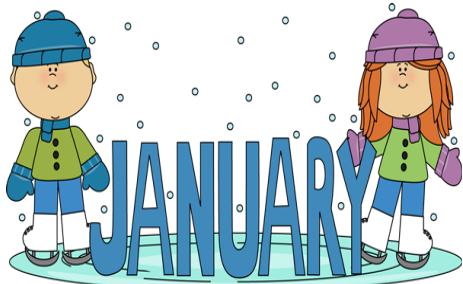
OFFICE HOURS (HORAS DE OFICINA)

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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FRIENDLY REMINDERS

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).

Board Of Directors Meeting:

The meeting will take place on Tuesday, January 23, 2024, in FIESTA ROOM & VIA ZOOM TIME: 6:00 P.M. Some of the topics that will be discussed are Pool, Aging Pipes in the Building, Bike Storage, Windows Litigation, Ballot Format, and Doors.

The City of Miami Beach Events

PUBLIC ART TOUR:

Saturday, January 27 · 11am - 12pm EST

Palm Court Plaza - Miami Design District - 140 NE 39th Street Miami, FL 33137
Walking tour of the Miami Design District, as we explore the history of the art and architecture that characterize the neighborhood. We will visit outdoor installations and murals including Buckminster Fuller Fly's Eye Dome, Virgil Abloh's Dollar a Gallon, Amani Lewis' Baltimore's Finest, and more. Free Event.

Italian Wines Masterclass and Walk Around Tasting:

Tuesday, January 30 · 11am - 3pm EST

Miami Dade College -Miami Culinary Institute - 415 NE 2nd Avenue Wolfson campus Building #9 Miami, FL 33132. Guided masterclass, where you'll savor and explore the nuances of signature Italian wines, to a dynamic walk-around tasting featuring multiple up-and-coming wineries. This is your chance to engage directly with passionate producers, uncover the stories behind each bottle, and taste the true essence of Italy. Free event.



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Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist,
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PROJECT UPDATES

Pool: Legal is in the process of reviewing and finalizing the pool contract and will be presented at the board meeting on 1/23/2024.

50-year recertification: Brady's electrical inspection was done. (Mon 1/8/24 – Fri 1/12/24, and Mon 1/15/24 – Wed 1/17/24). We are moving forward with the final steps of inspections to obtain the 50-year report.

Doors: NAFA contractors are working on the Prep- prime -paint of frames and doors. The company has started the door sanding from 25 to 4 floors.

Window recaulking: We had initially planned to proceed with window recaulking. However, upon closer inspection, our maintenance team has identified some issues with the windows that need to be addressed before proceeding with the recaulking process. In light of this, we have decided to temporarily halt the window recaulking until the underlying issues are resolved. On January 12, 2024, we will receive the forensic engineer who will determine the repairs that need to be done. All units' owners will be informed.

Sprinklers: The company Sprinkler Matic Fire Protection finished the installation of sprinkler heads on floors 24th, 23rd, 22nd, 20th and 19th. The Miami Beach Fire Department inspected and approved the floors on January 16th and 17th.

Parking Garages: The administrative office has been requesting that residents of the units giving importer use to the parking spaces promptly remove any objects from their designated parking areas. To ensure the proper upkeep of our shared spaces, the maintenance team thoroughly cleans the parking areas.

Projects for 2024:

- New fire Alarm system
- Smoke detectors
- BDA system



Commissioner Eileen Higgins
District 5

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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:

January / Enero							UNITS / UNIDADES		
S	M	T	W	T	F	S	Thursday Jueves	401	1412
				4			Thursday Jueves	1501	2512
				18					

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