



MIRAGE *On the Ocean*

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

Volume 1 Issue 7

April 2024

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

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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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.

Message from Board of Directors & Management

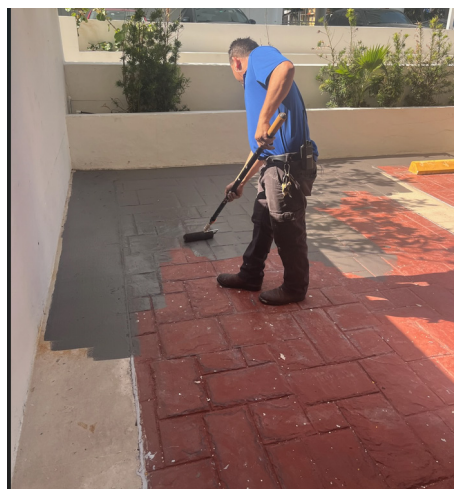
We hope this message finds you well. We wanted to provide you with some updates on the ongoing projects here at Mirage Condominium:

PAINTING THE DRIVEWAY

Our maintenance team is doing the job. Following specific instructions provided by the vendor of the products, we are preparing the area, sealing the cold joints, and painting.

As you know due to parking shortage the project needs to be done in sections and the weather must be monitored very closely.

Section 1 has been completed. Many thanks for all the opinions received. It is nice to have the community involved in the progress. We appreciate your patience and understanding during this process, at the same time, we are asking your cooperation: please notify your contractors about the parking shortage to avoid issues at the last minute. Valet is assisting everyone to the best of their ability.



Continued on page 3

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Message from Board *(cont. from page 1)*



LOBBY FURNITURE

The new furniture for the lobby has been delivered, now we keep working with the interior designer to complete the entrance area, select artwork and accents. Many thanks for all the opinions received. It is nice to have the community involved in the progress.



SMOKE EVAC SYSTEM

The Town of Surfside scheduled Mirage for the next hearing in May. Hopefully by then, we will have all the inspections from MDFD completed and this project fully finished.

BEACH FRONT RENOVATION

The drawings were submitted, we already have a permit number from the Town of Surfside. Just waiting on the revision of Zoning and planning to begin the work.

In the meantime, the Board has been diligently working, preparing, and reviewing the scope of work, to select the other vendors.

FITNESS CENTER EXPANSION

Town of Surfside and MDC – DERM permits are approved. Demo will begin soon.

This coming week, the cardio and weights station will be relocated to the other room (billiard room), to minimize the disruption to residents that regularly use the premises.

BDA (Bi-Directional Amplifiers)

The Company is working with their Engineers and the MDFD on the design of the BDA installation. We are providing them with all the supporting documentation requested to facilitate the project.

ELEVATORS MODERNIZATION

We are in the Engineering phase of the project. We are providing them with all the supporting documentation requested to facilitate the project.

FRIENDLY REMINDERS

KEYS for emergency access

The Association R&R states:

- A. A key to each unit shall be deposited with the manager for use in emergency situations. Unit entry locks may not be changed except with the approval of the Association and, in such event, a key to the new lock shall be deposited with the manager.

Please remember to double check the set of keys that is at the office to make sure that is working properly. This set of keys will be used only in case of emergency and the owner/resident will be notified immediately.

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.

BUILDING INTERIOR-HALLWAYS

The corridors, walkways, entrances, lobby, elevators and stairways may not be obstructed with anything at all. **Rugs or mats are not permitted in corridors outside of unit doors.** Please kindly remove it from there.

BALCONIES

- Are to be kept clean and neat in appearance at all times. No articles of clothing, towels, beach apparel, cleaning material, etc., may be placed on balconies or railings where they may be visible. Furniture extending higher than the rails shall not be placed on balcony.
- Nothing may be thrown, poured, or shaken from the balconies or windows. Cigarettes and matches are particularly dangerous and must not be tossed over railings. **Nor shall any resident sweep or wash dirt, debris, or water from their balconies onto common areas.**
- Please be extremely careful when you clean your balcony and when you are watering your plants. You can clean it with a bucket and a

towel to avoid any water affecting your neighbor's patio below.

- Waterproof containers shall be placed under all planters located on balconies please place a plate underneath the pots with plants.

Other very important considerations to keep in mind:

Now that we have the building being painted, we need to be extra careful, so no stains get on the paint due to water running down from plants.

It is extremely important to protect the patios from water intrusion.

Residents are responsible for the removal of all excess materials (such as debris from alterations or improvements in the unit) from condominium property.

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