

PROPERTY MANAGEMENT

Property Mgr. Lynda Maldonado
 mirasolmanager@gmail.com
Asst Property Mgr.... Lauren Perez
 mirasolcondo@gmail.com
Admin. Asst. Leamet Hernandez
 mirasolhelp@gmail.com
Chief EngineerIsael Oliva
Front Access Control..Kamil Iakono
 Dianieris Hernandez (Only Sundays)

IMPORTANT #'S:

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

ASSOCIATION OFFICERS

President..... Kelly Swenson
Vice PresidentLee 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



Published monthly at no cost for
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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 who wish to allow guests up without an announcement by the front desk can register 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 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 Section 718.111(5)(a) of the Florida Condominium Act, the association can only use the emergency key for 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 be held on Tuesday, April 9, 2024, in FIESTA ROOM & VIA ZOOM TIME: 6:00 P.M. The new board of directors will be presented to the resident owners in this meeting.

PROJECT UPDATES

- **Pool:** The tally for the materials alterations has been completed, and the results have been published. Our efforts are focused on securing the necessary permits.
- **50-year recertification:** The structural and electrical bid package will be complete by the end of this month, and then Pistorino will present it to the contractors for bidding.
- **Sprinklers:** Sprinklers have been installed. The inspection was performed on the 11th and 12th floors, and they are moving forward.
- **Parking Garages:** The administrative office reinforces rules and regulations to ensure that the parking spaces are clean and enjoyable for all residents. The maintenance team thoroughly cleans the parking areas to ensure the proper upkeep of our shared spaces.
- **Fire Alarm:** The building conducts a mandatory annual fire alarm test from 4/8/2024 to 4/12/2024.

Projects for 2024:

- New fire Alarm system
- Smoke detectors
- BDA system



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Melanie Plotkin, H.A.S., Hearing Aid Specialist

Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist, Board Certified in Hearing Instrument Sciences



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The City of Miami Beach Events

Open Air Tango On Lincoln Road. Wednesday, April 10; 6Pm - 10Pm; 700 Lincoln Road Miami Beach. Open Air Tango #onLincoln was born to create a unique cultural event involving the local community and the numerous visitors who regularly visit the area. Free Event.

Miami Beach Urban Studios Presents XXVII New Music Miami ISCM Festival 2024. Wednesday, April 1, 7Pm- 8:30Pm. The Wolfsonian – FIU 1001 Washington Avenue Miami Beach. Concerts will take place at The Wolfsonian—FIU on Wednesdays. Audiences are invited to a pre-concert discussion of works at 7:00 pm, followed by a performance at 7:30 pm. Thanks to the generosity of our sponsors, the festival discussions and concerts are free to the public.

Ocean Drive Promenade Music Series Presents Melton Mustafa Jr. Combo. Sunday, April 28, 5Pm – 7Pm. Lummus Park Ocean Drive between 11 - 14 streets Miami Beach, FL. Enjoy an oceanside concert featuring jazz saxophonist and Grammy-nominated educator Melton Mustafa Jr. and his ensemble at the Sunday, April 28 installment of the Ocean Drive Promenade Music Series, a free, weekly concert series presented by the Ocean Drive Association. Pack a picnic blanket or lawn chair to stake out your seat on the lawn. Free events.



Commissioner Eileen Higgins
District 5

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MIAMI BEACH OFFICE
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Miami Beach, Florida 33139
Monday / Wednesday / 9:30 am - 4:30 pm

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dredyaguerrads@gmail.com
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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:

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

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