



MIRAGE *On the Ocean*

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

Volume 1 Issue 9

June 2024

BOARD OF DIRECTORS

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

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.

HURRICANE SEASON

As you already know Hurricane season started June 1st and lasts until November 30th. During this season, all residents need to be alert and to do preparations ahead of time to avoid last-minute issues.

The information listed below is to assist you in the preparation process should a HURRICANE threaten our area and to inform you about how the Association is getting prepared to protect the premises.

We have outlined most of the responsibilities of both Management and the Unit Owners/Residents before, during and after a Tropical Storm, Hurricane Watch, Hurricane Warning or Mandatory Evacuation. Please remember that the employees will be focus in securing the common areas, therefore please make sure that you make arrangements with plenty of time to accommodate your personal belongings.

Please take a moment to read this very important information and familiarize yourselves with the procedures in place for the Mirage Condominium Association, Inc. If you have any question, please contact the management office via email at manager@mirage8925.com or by phone at 305.864.0825

What to expect

Your community association manager will direct your community staff in securing common areas, systems, equipment and related assets in the event of a hurricane threat. Your management team will communicate important information to residents, including links to emergency management services, storm season policies, evacuation orders and necessary updates. However, your management team is not responsible for helping residents secure their own homes.

HURRICANE WATCH

An announcement that hurricane conditions are possible in your area. • Watches are issued 48 hours in advance of the anticipated onset of hurricane-



Continued on page 2

Hurricane Season (cont. from page 1)

force winds. • **Take Action:** Begin or continue storm preparation activities and listen for updates from local officials.

When a Hurricane Watch Is Issued (48 hours prior to landfall) Clean, sterilize and fill available containers with water for emergency drinking purposes. Photograph and/or videotape your property and contents (with date stamps) as baseline documentation. Store images to cloud and/or print and store in waterproof containers. Pack freezer contents tightly to conserve cold temperatures in case you lose power. Gather the following and secure in luggage or waterproof containers: • Reading materials, toys and games for family members • Toiletries and equipment for family members • Several changes of clothing • Blankets and pillows for each family member • Pet food, water, carriers and leashes. Ensure pets wear ID tags with your name/phone number.

**HURRICANE WARNING**

An announcement that hurricane conditions are expected in your area. • **Warnings** are issued 36 hours in advance of anticipated onset of hurricane-force winds. • **Take Action:** Complete storm preparation activities and evacuate if required by local officials

When a Hurricane Warning Is Issued (36 hours prior to landfall) Clean, sterilize and fill available containers with water for emergency drinking purposes. Photograph and/or videotape your property and contents (with date stamps) as baseline documentation. Store images to cloud and/or print and store in waterproof containers. Pack freezer contents tightly to conserve cold temperatures in case you lose power. Gather the following and secure in luggage or waterproof containers: • Reading materials, toys and games for family members • Toiletries and equipment for family members • Several changes of clothing • Blankets and pillows for each family member • Pet food, water, carriers and leashes. Ensure pets wear ID tags with your name/phone number. Get cash. Fill cars with gas. Charge cell phones. Back up computer files. Install hurricane shutters and/or board up windows. Store or secure outdoor furniture. Prepare your pool and spa. Secure your boat. Fill bathtub with water to bathe and flush toilet. Turn off breakers or unplug electronics to prevent damage from electrical surges.

Hurricane preparation list:

Create a personal hurricane preparation plan and share it with each family member. Begin to stock your home and community for storm season: • Test and check expiration dates on existing supplies and replace as needed • Many states offer sales tax holidays each year, which can help lower the cost of storm supplies. Find your state's moratorium dates at: http://www.taxadmin.org/fta/rate/sales_holiday.html Collect important addresses and phone numbers: • Family members • Insurance company • Shelters (including pet-friendly shelters) • Generator-powered gas stations • Generator-powered grocery stores • Your utility company • National Hurricane Center • Federal Emergency Management Agency (FEMA) • Your community association management company Select your home's safe room — an interior room, closet or another area without windows. Determine if you live in a mandatory evacuation zone. If so, where will you shelter and what route will you take if an evacuation order is given. Trim trees and shrubs around your home. Purchase and/or test existing generators. Review your insurance policy or contact your agent to ensure you have active personal HO6 policies and special assessment coverage. Consult with your management team: • Find out what actions they recommend preparing your

Continued on page 3

Published monthly for *Mirage on the Ocean* by Coastal Group Publications, Inc. Contact CGP at 305-981-3503 or www.cgpnnewsletters.com for media kit or for information on a monthly newsletter for your property.

Hurricane Season (cont. from page 2)

home and community • Establish who is responsible for which pre-and post-hurricane activities

When a Storm Is Headed Your Way (Per weather forecasts, 4 to 5 days prior to landfall)

At least one gallon of drinking water per person, per day
Chlorine to decontaminate water Non-perishable packaged or canned foods, juices and snack foods Manual can opener
Paper plates and plastic utensils Garbage bags First-aid kit
Flashlights and batteries Candles and lighters or matches
Battery-powered radio, TV, lantern, hot plate and fans
Solar-powered cell phone charger Gas for barbecue Rain gear
Medicines/prescriptions — Renew and store in a waterproof container
Baby wipes and hand sanitizer Insurance documents in a waterproof container .Gather existing items or purchase them.

DURING THE HURRICANE

If you stay at home:

You must evacuate if you live in a mandatory evacuation zone or if you don't feel safe staying in your home. Be sure your entire family stays in your safe room. Monitor hurricane updates via radio, TV and internet. Even if storm conditions subside, stay indoors until you receive official word that the hurricane is over. In many cases, conditions worsen again after periods of calm. Keep curtains and blinds closed and stay away from windows to avoid injuries from broken windows or flying glass or debris. Turn off utilities if instructed to do so. Otherwise, turn the refrigerator thermostat to its coldest setting and keep doors closed to retain cold air. Avoid using your telephone, except for emergencies. When you do leave your home, use the stairs, not elevators.

If you evacuate :

Only take what you really need, such as your cell phone, medications, identification (driver's license or passport), clothing, food, water, toiletries and cash. Before you leave, unplug electrical appliances and turn off your home's gas, electricity and water. Travel roads and highways recommended by emergency workers, even with traffic, because other routes may be blocked by debris or fallen trees.

After the Hurricane Is Over As soon as it is safe to leave your home or re-enter your community, place tarps over damaged roofs, windows and doors and remove debris to reduce the threat of injuries and further damage. Be aware of hidden dangers like downed power lines and water-covered holes. Run generators only in well-ventilated outdoor areas (never indoors) to prevent carbon monoxide poisoning.



Discard all food that may no longer be safe, especially if your home lost power. When in doubt, throw it out. Photograph or video all damages to document necessary repairs or replacement. Do not accept any money offered by insurance companies to release or settle claims. Immediately contact your insurance agent to report all damages — the first to report is usually the first paid!

This information is a helpful guide and should not be used as your sole guide. It is highly recommended that you obey and follow the instructions of all our local and state emergency governmental authorities and Mirage Condominium specific instructions in preparation for and during the aftermath of a storm.

**ALBANY HOMES
CONSTRUCTION**

GENERAL CONTRACTOR

CGC1524580








**“WE MAKE HOMES
BETTER”**

SERVICES INCLUDE:

Any small or large construction project

- ✓ Bathrooms
- ✓ Kitchens
- ✓ Painting
- ✓ Tile, Wood and vinyl floors
- ✓ Interior Door
- ✓ Popcorn Removal
- ✓ Quiet Exhaust Fans
- ✓ General Repairs

 AlbanyHomes.us

 mts@albanyhomes.us

 786-271-7192

Best Hamburger Ever

Ingredients

- 1 ½ pounds lean ground beef
- ½ onion, finely chopped
- ½ cup shredded Colby Jack or Cheddar cheese
- 1 large egg
- 1 (1 ounce) envelope dry onion soup mix
- 1 clove garlic, minced
- 1 tablespoon garlic powder
- 1 teaspoon soy sauce
- 1 teaspoon Worcestershire sauce
- 1 teaspoon dried parsley
- 1 teaspoon dried basil
- 1 teaspoon dried oregano
- ½ teaspoon crushed dried rosemary
- salt and pepper to taste

Directions

Preheat an outdoor grill for high heat and lightly oil the grate. Meanwhile, combine ground beef, onion, cheese, egg, onion soup mix, minced garlic, garlic powder, soy sauce, Worcestershire sauce, parsley, basil, oregano, rosemary, salt, and pepper in a large bowl. Use your hands to form the mixture into 4 patties.

Cook patties on the preheated grill until no longer pink in the center and the juices run clear, about 4 to 5 minutes per side. An instant-read thermometer inserted into the center should read at least 165 degrees F (74 degrees C).



Public Adjusting Services
Professional Insurance Claim Representation

CALL US BEFORE YOUR INSURANCE COMPANY!!

(305) 396-9110
STELLARADJUSTING.COM








RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?

GOT PROPERTY DAMAGE?

GET HELP NOW!



THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.





PATRICKJAIMEZ PA

Mobile (786)-277-7355
patrickjaimez@gmail.com

COLDWELL BANKER
GLOBAL LUXURY

Hablo Español/Falo Português
Selling Real Estate for over 20 years!

THINKING OF BUYING OR SELLING?
I CAN HELP. I AM AT YOUR SERVICE.

Get Honest Experienced Help Buying or Selling your Home.

TRUST the advice of a professional.

When it comes to **Buying** or **Selling** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

We offer a variety of services and treatments, exclusive 1 on 1, in the comfort of your own home.

- Ultrasound and Massage for Pain Management
- Balance & Vestibular Therapy
- Cardiac, Neurological and Senior Rehab
- Relaxation Techniques
- Protective Equipment Protocols

THERAPY IN YOUR OWN HOME
Licensed Medicare Provider FL8318

B C O T ASSESSMENT & SERVICES
PHYSICAL & OCCUPATIONAL THERAPY
Are you suffering from **Back Pain, Poor Balance or Weakness?**





BRIAN CAITS
(954) 328-1505

7441 Wayne Ave
PARKVIEW POINT - #15B






Call Now!
Rosa Jacquelin
(786) 239-1283

Love Where You Live!

Video Tour: www.SignatureHomesOfMiami.com

Condo Resident Perks!

Now through June 30th!

Now Hear This
SUMMER SAVINGS SALES EVENT



Exclusive Offers for Condo Residents!

Get \$1000 OFF

Towards the purchase of a new pair of **Starkey Genesis AI** or **Signature Series Rx** hearing devices.¹ Genesis AI hearing aids feature a waterproof design & rechargeable battery that can last up to 51 hours on a single charge.² Signature Series offers clear, true-to-life sound in advanced technology custom fit to hide discreetly in your ear.



Starkey
Hearing Technologies

Or get fully digital Rx Hearing Aids from Resound with **LIFETIME SERVICE** starting at **\$1495 per pair** Resound Key 2

ReSound ON



Melanie Plotkin, H.A.S., Hearing Aid Specialist
Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist,
Board Certified in Hearing Instrument Sciences

WE SPECIALIZE IN SECOND OPINIONS!

CALL US TODAY!

(888) 272-9589



Over 33 locations throughout Florida, Georgia, South Carolina, Maryland & New Jersey.



19046 NE 29th Avenue, **Aventura**
222 95th Street, **Surfside**
www.HearAgainAmerica.com



1. Cannot be used on prior purchases or combined with prior discounts. \$1,000 off HAA's SRP.
2. RIC model.

DIAMOND REMODELERS

Full Service Contractors



We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Remodeling Experts*, family owned for 40 years.

specializing in condo & apartment interiors

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Moldings
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed

"Your Experienced Handyman"

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
 - Full Service Contractors
 - Popcorn Ceiling Removal
 - Plumbing & Electrical Service
 - Smooth Ceilings
 - Doors / Windows
 - Framing, Drywall & Finishes
 - Mirror Installation
- EST. 1980

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

15% Off
 any remodeling job!

10% OFF Any Service
 Valid With Coupon. Not To Be Combined With Other Offers. Exp 7/31/2024



Receive a 15% discount on any remodeling job!

Painting & Services Unlimited Lic. CC94BS00437
 Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor

TWO CONVENIENT LOCATIONS



EMERGENCY CARE 24/7

DR. EDY A. GUERRA

New Patient Special \$79
 (D0210, D0150, D110)

**9456 HARDING AVE.
 SURFSIDE, FL 33154
 (305) 866-2626**

**4011 W. FLAGLER ST.
 CORAL GABLES, FL 33134
 (305) 643-1444**

dredyaguerradds@gmail.com
www.dentistsurfside.com

WANTED

PRINT JOBS

anything that puts ink on paper

Denizens | Businesses | Club Promoters
Schools | Restaurants | County | City
 Events • Reunions • Graduations • Obit Books • Weddings
 Promotional-Branding Materials • Announcements
 Biz Cards • Pamphlets • Brochures
 Yearbooks • Posters-Banners • Vehicle Wraps

Condo/HOA Managers/BODs
Mgmt Companies-Residential or Commercial
 Voting/Elections Packages • Annual Notices (w/ affidavits)
 Letterhead • Complete Property Signage
 Parking/Scooter/Bicycle Stickers and Decals
 Window Lettering-Wraps • Newsletters • Binding

CONTACT MARC *(the newsletter guy)*

cgpimarc@earthlink.net
786-223-9417

for a no obligation quote on your next print job
*** NO JOB TOO BIG OR TOO SMALL ***
 Tight time lines, rush jobs ...
 we'll do our best to help meet your commitments.