



# Monthly Newsletter

Volume 23 Issue 12

June 2024

## PROPERTY MANAGEMENT

**Property Mgr.** ..... Erich Leyva  
mirasolmanager@gmail.com

**Asst Property Mgr** ..... Lexi Valdes  
mirasolcondo@gmail.com

**Chief Engineer** ..... Isael 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 President** ..... Lee Tachman

**Treasurer** ..... Peter Carril

**Secretary**..... Luis Ayala

**Director** ..... Lilach Zusman

### OFFICE HOURS

#### (HORAS DE OFICINA)

**Monday-Friday** ..... 9:00am-5:00pm

**Saturday-Sunday**.....Closed (Cerrado)

## Mirasol Ocean Towers

2655 Collins Avenue  
Miami Beach, FL 33140



Published monthly at no cost for Mirasol Ocean Towers by Coastal Group Publications, Inc. Contact CGP at 305-981-3503 or www.cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

## A NEW NEWSLETTER IS HERE AND WE CAN'T WAIT TO SHARE IT WITH YOU!

Welcome to our **NEW** Mirasol Ocean Towers newsletter! We are thrilled to share with you the latest developments in our mission to better your community!

## DID YOU KNOW?

Did you know that on the resident portal you have access to all community documents, forms, files, and meeting packages! Looking for more or something you cant find? Feel free to reach out to our on-site office for any assistance.

## PROJECT UPDATES

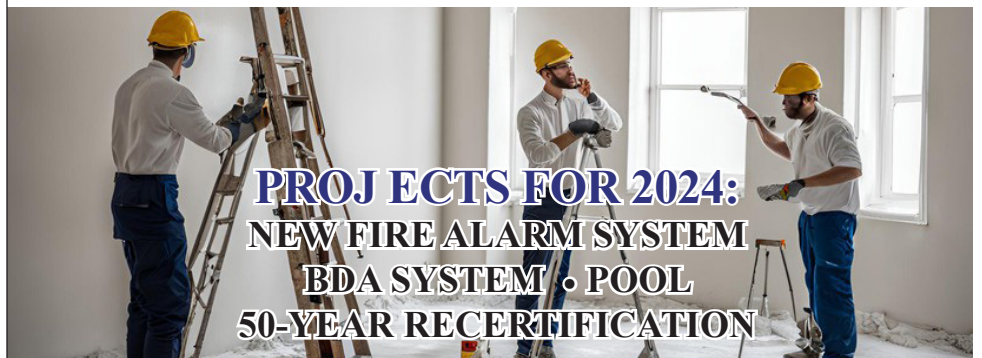
**Pool** - Our efforts are focused on securing the necessary permits. Mirasol Ocean Towers management and board have been diligently working with all vendors. The pool showers are now open for use but the pool remains closed for swimming.

**50-year recertification**- The structural bid has been completed. The electrical bid package BOD has the final report and are reviewing it as of 05/08/24.

**Sprinklers**- Sprinklers have been installed. The inspection was performed on the 5th, 6th, 7th, and 8th floors, and they are moving forward. The 9th and 10th floors have also been inspected.

**Parking Garages**- 52 violations were sent to residents with unauthorized items present in their parking spaces. 45/52 violations were cleared and closed. Alongside maintenance, I completed the guest parking pressure washing project. Parking garage cleaning will continue.

**Fire Alarm** - The building conducted a mandatory annual fire alarm test from 4/8/2024 to 4/12/2024. We are now awaiting the completed report.



**PROJECTS FOR 2024:**  
**NEW FIRE ALARM SYSTEM**  
**BDA SYSTEM • POOL**  
**50-YEAR RECERTIFICATION**

**Condo Resident Perks!**

**Now through June 30th!**

**Now Hear This**  
SUMMER SAVINGS SALES EVENT



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

## ESA/SA Policies

1. The person who owns/controls the animal shall pick up and properly dispose of animal waste, damage, or residue within the Association.
2. Animals are not to be groomed nor bathed in the laundry room, lobby, or any common area.
3. All animals are to remain on a short-leash when within property limits to ensure the safety of your animal alongside safety of all residents.

## June Mirasol Events

- June 4<sup>th</sup> Fitness Event, 6PM
- June 8<sup>th</sup> Family Event, 3PM
- June 18<sup>th</sup> Fitness Event, 6PM
- June 22<sup>nd</sup> Fathers Day Celebration, 3PM

## 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:*

June/ Junio						
S	M	T	W	T	F	S
				6		
				20		
UNITS / UNIDADES						
Thursday 6th Jueves	401	1412				
Thursday 20th Jueves	1501	2512				

# New Board

## Nueva Junta

**President:** Agustina Ormazabal  
**Vice-president:** Nicholas Sher  
**Secretary:** Kevin Kehoe  
**Treasurer:** Purmina Moorjani  
**Director:** Viviana Ormazabal






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 305-375-5924  
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**DISTRICT OFFICE**  
 2100 Coral Way, Suite 400  
 Miami, Florida 33145  
 Monday - Friday  
 9 am - 5 pm

**MIAMI BEACH OFFICE**  
 1700 Convention Center Drive,  
 ground floor  
 Miami Beach, Florida 33139  
 Monday / Wednesday  
 9:30 am - 4:30 pm

  @CommishEileen

 Inside D5 Newsletter

Commissioner  
**Eileen Higgins**  
 District 5



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**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.

Photo: Boaz/Lenses #PT15224

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**CONTACT MARC** *(the newsletter guy)*  
[cgpimarc@earthlink.net](mailto:cgpimarc@earthlink.net)  
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[jeff@diamondremodelers.com](mailto:jeff@diamondremodelers.com)

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