Volume 24 Issue 2 August 2024

PROPERTY MANAGEMENT

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IMPORTANT #'S:

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Front Desk.....(305)532-0526

ASSOCIATION OFFICERS

President..... Agustina Ormazabal
Vice President ..... Nicholas Sher
Treasurer ..... Purmina Moorjani
Secretary.....Kevin Kehoe
Director.....Viviana Ormazabal

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 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 Mirasol has monthly fitness meetups hosted by our AWESOME events committee? Look out for emails or texts from our office and join us at the next one!

PROJECT UPDATES

Pool - The pool is now open for use. The decision to remodel is still pending board approval but the Mirasol pool is swim ready for summer !

50-year recertification- The structural and electrical packets are complete. The BOD is now working with the construction committee to move forward in the process.

Sprinklers- Sprinklers have been installed in 20 hallways. Sprinklermatic has began on 5/7 with the Lobby and PH Floor.

Parking Garages- Parking garage cleaning will continue. Painting has also been done to the front drive way area.

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.

Hallway - NAFA has completed the hallway painting and will now move into making repairs and adjustments.

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.

IMPORTANT ANNOUNCEMENT

COMMUNITY WEBSITE

All completed community audits can be found on our community website under the finance folder. Click the link below and head to the documents folder.

https://websites.mmilive.net/mirasol/

Be sure and register with the link above!

PROJECT UPDATES

Exit doors - The Mirasol team has begun surveying the exit doors and examining conditions of the doors. Maintenance will begin making repairs to some doors while the board selects a contractor to replace the others.

BDA- BDA will begin their installation within August.

Smoke Detectors - Smoke detectors will be installed in all units starting 08/11/2024.

Cooling Tower- PSI has ordered parts and began repairs as of 05/29/2024. The repairs are still on-going.

Windows- The forensic testing report was received. Using the findings Mirasol will be bringing 3 contractors to perform the work on 3 separate line. At the end, once the jobs are complete and Mirasol confirms they are water tight, a contractor will be chosen.

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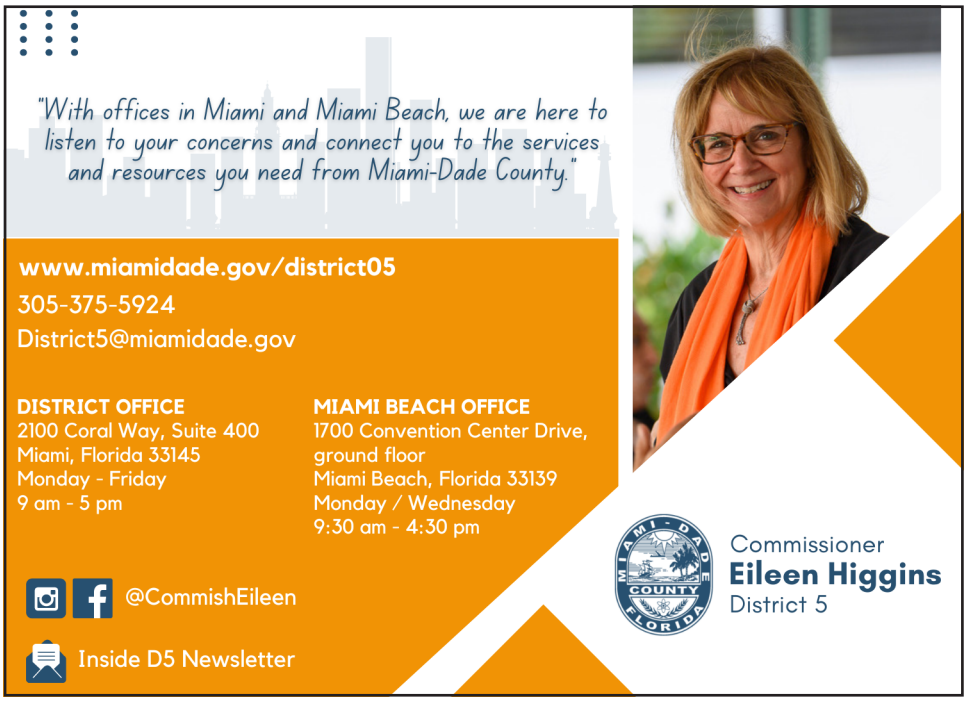
PEST CONTROL

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:

August/ Agosto						
S	M	T	W	T	F	S
				6		
				20		

UNITS / UNIDADES		
Thursday 6th Jueves	401	1412
Thursday 20th Jueves	1501	2512



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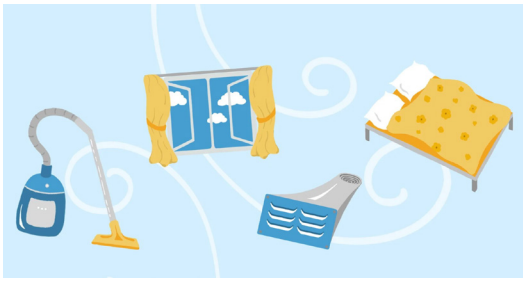
CLEAN YOUR INDOOR AIR

Have you noticed that the air in your home is not as clean and fresh as it should be? These tips will help you breathe easier!



- When cooking or cleaning, keep your windows open as much as possible.
- When cooking on the top of the stove, cover pots and pans, especially when frying. Use the ventilating fan under the hood of the stove when cooking.
- Use the bathroom exhaust fan or open a bathroom window when steam is present.
- Make sure your vacuum cleaner is working properly and does not blow dust back into the room. Change vacuum cleaner bags frequently.
- Use doormats at each entrance to your home to collect dirt and dust before it enters your home.
- Dust your home regularly and clean large flat surfaces several times a year.
- Vacuum and sweep regularly.
- Clean and change the filters on any humidifiers or air-filtration systems regularly.
- Wash all bedding in hot water weekly.
- Use non-toxic cleaning products and don't mix different types of cleaning solutions together.
- Place some houseplants in your home. They remove toxins from the air.
- Don't smoke inside your home.

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