

OCTAGON *Tribune*



Volume 10 Issue 6

A Monthly Newsletter for the Residents of the Octagon Towers Condominium

July 2024

OCTAGON TOWERS CONDOMINIUM

1881 Washington Avenue
Miami Beach, Florida 33139

ASSOCIATION OFFICERS

Pres./Treas. Heather McCabe
Vice President Joshua Stedman
Secretary..... TBD

ASSOCIATION DIRECTORS

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Director Eibi Aizenstat
Director Greg Freeman
Director Adriana Moya
DirectorJordan Tomback
Director Steven Velozo
DirectorRaul Jidy

PROPERTY STAFF

Manager Boris Darchy, LCAM
boris@pmisunshinestate.com
Maintenance Sup. ...Jaime Orozco
MaintenanceEverett Brown

IMPORTANT NUMBERS

Main 305-673-6580
Fax 305-673-9169
Valet..... 305-673-4563
After Hours Emergency
..... 786-440-6157

OFFICE HOURS

Mondays 7:00am - 12:00pm
Tuesdays 1:00pm - 5:00pm
Wed. and Fri. 8:00am - 1:00pm
Thursdays..... 3:00pm - 7:00pm

Published monthly at no cost for Octagon Towers by Coastal Group Publications. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to place an ad or to get a free newsletter for your property.

OWNER'S UPDATE OCTAGON TOWERS CONDOMINIUM

- The modernization of the Elevator is still in the permitting phase.
- The drywall company will start working on the 11th floor on July 22nd, 2024.
- The Fire sprinkler system installation is progressing. The crew should start the 9th floor installation around July 29th, 2024, once the 10th floor is completed and the initial inspection passed.
- The association will have to pass a special assessment in the coming weeks. For memory, the line of credit obtained almost 2 years ago for several major projects, will expire at the end of August 2024 and convert into a loan term. The Board of directors and the management/accounting team are putting together the final numbers and will communicate them very soon.
- The trimming of the Ficus hedge should be scheduled in the coming days. We will communicate the proper date as soon as we have it. Cars will need to be relocated.
- The next whitefly treatment of the hedges is schedule for July 31st, 2024. Car will also need to be relocated.
- As already communicated, the association will switch the cable service with Breezeline to internet service during the end of the month of July. Each unit will need to contact Breezeline at the following number in order to make the switch: **855.371.1552**.
- Donerite was finally able to install the stainless-steel pump in the geothermal room. The Board is working on other improvements on the A/C system.
- The engineer selected to work on the roof replacement is now working on a report after his recent visit. He will then help the association to select a contractor to do the work. The goal is to have the roof replaced before the insurance renewal that takes place at the end of this year.



Continued on page 2

Update (cont. from page 1)

- Please visit your owner’s portal if you need a certificate of insurance for your lender. A form to fill out and send directly to the insurance is available there. It can be used each year to request a Certificate of Insurance. <https://sites.vertilinc.com/octagontowers/>
- Please find below a reminder regarding trash disposal:
 - o Refuse/bagged garbage shall be deposited only in the trash chute, or in the containers provided in the trash room. In this regard, all refuse must be in sealed bags.
 - o Cardboard boxes or any size, wire hangers, newspapers, and any item that might clog the chute must be brought to the ground floor trash room, which is accessible from the atrium.
 - o No construction debris, paint cans or other volatile or inflammable objects shall be placed in the trash chute, recycling bins or trash room. These items must be properly disposed of in accordance with the environmental protection

guidelines. BULK TRASH IS NOT ALLOWED IN THE BUILDING’S TRASH ROOM.

- o Please arrange for a pickup or dispose of your bulk trash with the city of Miami Beach, the information can be find here: <https://www.miamibeachfl.gov/city-hall/public-works/sanitation-division/bulk-disposal/> -Recycle all glass, plastic containers and newspapers in order to keep our sanitation costs down. Recycling bins are in the trash room.
- o All household garbage must be placed in sealed plastic bags that can fit easily into the trash chute openings.

RULES WILL BE STRICTLY ENFORCED.

We also remind you that the owner’s portal provides information accessible to you, certificate of insurance requests for lenders, approved meeting minutes, governing documents, ... Please use the link below: <https://sites.vertilinc.com/octagontowers/>

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Cowboy Coleslaw

- 1 (16-oz) package shredded coleslaw mix
- 1 (15- oz) can black beans, drained and rinsed
- 1 1/2 cups frozen corn, thawed and drained
- 1 cup diced red bell pepper
- 1/2 cup chopped fresh cilantro
- 1/4 cup finely diced & seeded jalapeno
- 1/2 cup mayonnaise
- 1/2 cup sour cream
- 1/4 cup fresh lime juice
- 3 tablespoons canned adobo sauce
- 1 tablespoon taco seasoning mix
- 2 teaspoons kosher salt
- 1 teaspoon ground cumin
- 1/4 cup thinly sliced scallions
- lime wedges, for serving

In a large bowl, toss coleslaw mix, black beans, corn, red bell pepper, cilantro, and jalapeno until well combined. Whisk together mayonnaise, sour cream, lime juice, adobo sauce, taco seasoning mix, salt, cumin, and paprika until smooth and evenly combined. Pour dressing over prepared coleslaw mixture. Toss until well combined. Garnish with scallions and serve with lime wedges. Serve immediately or cover and refrigerate for up to 12 hours.



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THUNDERSTORM SAFETY

Along with summer’s warm days come thunderstorms. Lightning is one of nature’s most powerful and unpredictable killers. Golfing, swimming, boating, biking riding, mowing the lawn – almost any outdoor activity – can be dangerous if there’s lightning around. So when you hear that rumble in the sky, heed these tips from the National Weather Service:



- If you can hear thunder, you’re close enough to the storm to be struck by lightning.
- Listen to weather reports before you go outside for extended periods. Cancel picnics and such if thunderstorms are likely, or move the picnic indoors.
- If you’re caught unexpectedly, move to a sturdy building or car (keep the windows up). Avoid small sheds, isolated trees, or convertible automobiles.
- If there’s no shelter nearby, find a low spot away from trees, fences, and poles. In the woods, stay by the shorter trees.
- If you feel your skin tingle or your hair stand up, squat low to the ground on the balls of your feet. Put your hands on your knees and your head between them. Do not lie flat on the ground. Make yourself the smallest target possible.
- Move to higher ground if a flash flood or any flood seems likely. Abandon cars once a flood begins. Do not attempt to drive to safety. Most flashflood deaths happen in cars.

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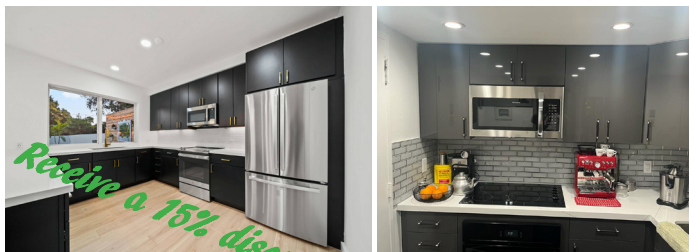
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