

OCTAGON

Tribune



Volume 10 Issue 11

A Monthly Newsletter for the Residents of the Octagon Towers Condominium

December 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

DirectorCourtney Adante
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

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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

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OWNER'S UPDATE OCTAGON TOWERS CONDOMINIUM

- The modernization of the Elevator is still in process. We expect the full project to be completed during the first quarter of 2025.
- The Fire department of the City of Miami Beach requested additional tasks to be completed in the upper floors in relation to the Fire Sprinkler Installation. It appears the inspector did not ask for those tasks at the time of the rough inspection while they should have. This was confirmed by the Chief of the Fire Department. The company in charge took care of the tasks.
- The additional tasks requested by the Fire Department have delayed the drywall patching work. The company in charge of closing all the openings after the Fire Sprinkler company resumed work. They are currently working on the 6th floor.
- The fire sprinkler company is continuing the work on the 4th floor.
- Rezonate is continuing to run all wires and conduits throughout the property before installing the new cameras and access control system. This should be completed in January.
- The Ficus hedges have been assessed again. They will need to be fertilized during growth season to ensure all leaves are coming back. At the same time, they will need to be constantly treated against the White flies infection. The landscape pest control company mentioned that the white flies might be resistant to the chemicals usually used. They will address accordingly.
- The project manager received several bids for the roof replacement. We have now entered the bidding phase. The board will be reviewing the bids.
- The project manager and engineer are working on the sizing and final location of where the generator will be installed. A new load analysis has been provided to the Board, which drives the size of the generator.
- The project manager of the association is working with City officials and a specialized engineer to fix a leak on the geothermal discharge well. Water is leaking on the 19th St. This should be resolved very soon.
- The 2025 budget meeting will be voted on at a duly Board meeting on December 31st 2024 at 1pm.
- There was no quorum of the membership to conduct the business at the annual Meeting on December 10th, 2024. No election took place either since the Association did not receive enough voting ballots. The current Board will roll over for the next term.
- My Safe Florida Condominium Pilot Program which launched November 14th, 2024 provides grants, no-cost inspections, improvements and recommendations to help enhance safety and resilience for the condominium. Unfortunately, since a Board meeting and signed minutes were required for

Continued on page 2



Update (cont. from page 1)

the application, the association couldn't apply as the program reached its limit of application very fast. Management and the Board were very diligent to have this completed but the limit was reached too fast. A new opening period is expected.

- 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. -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. -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. -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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Pesto Puff Pastry Pinwheel

- 2 sheets puff pastry
- 2 teaspoons all-purpose flour
- 8 ½ ounces ricotta cheese
- 8 ½ ounces pesto



Preheat oven to 400 degrees. Line a baking tray with parchment paper and dust lightly with flour. Lay puff pastry on a flat work surface; cut a 12-inch circle from each sheet. Transfer 1 circle to the prepared baking sheet. Spread ricotta evenly over the pastry circle. Top with an even layer of pesto. Lay the second pastry circle on top. Set a small glass upside down in the middle of the circle. Cut the circle, away from the glass, into 4 equal quarters. Cut each quarter in half, then each eighth in half, to make 16 equal strips. Remove glass. Twist strips twice, two at a time, in the opposite direction. Pinch ends together. Repeat with remaining strips to make a pinwheel shape. Bake in the preheated oven until pastry is browned, 25 to 30 minutes.

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Inside D5 Newsletter

Commissioner Eileen Higgins
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WRAP IT UP!

Have you noticed that wrapping a gift can cost more than the gift itself? There are some ways to cut the cost of gift-wrapping. Try these tips this holiday season!

- Brown paper bags can be decorated with stamps, markers, or paint. Tie the top with yarn or raffia. Use white trash bags to wrap large or oddly shaped presents. Check your local newspaper office to see if they sell “ends” from the newsprint paper. You can decorate the paper in many different ways.
- Make the wrapping part of the present itself. Wrap a gift of clothing in a pretty scarf and tie it with a hair ribbon. A purse or small bag could hold another smaller gift. Use a tablecloth or towel to wrap up a gift. Check thrift shops for old tins, hatboxes, or fabric remnants that would make great gift containers. Baskets make great gift holders.
- Use curling ribbon instead of other bows or ribbon. It is cheaper and can give a wrapped gift a very festive look. Make tags by cutting up holiday cards from the year before. Simply cut around an image from the front and write on the back. Punch a hole in one corner and thread curling ribbon through it. Tie it on your package for a nice touch.



Finally, buy your wrapping paper for next year at the after Christmas sales this year. You can save up to 75% off. Place it in a plastic bag to keep it clean and dry.

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