



Monthly Newsletter

Volume 24 Issue 9

March 2025

PROPERTY MANAGEMENT

Property Mgr. Michele Samuel
mirasolmanager@gmail.com

Asst Property Mgr. Claudia Galo
mirasolcondo@gmail.com

Chief Engineer Freddy Silvera

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..... Agustina Ormazabal

Vice President Max Ghandi

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.

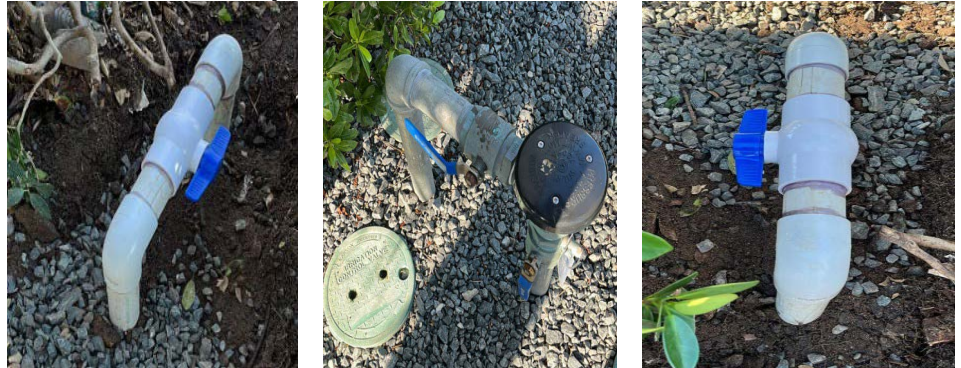
The Staff at Mirasol Ocean Updates

Water Main Break Repaired

North East Corner-Affecting Pool Bathrooms and Showers



Water Main Break Repaired:



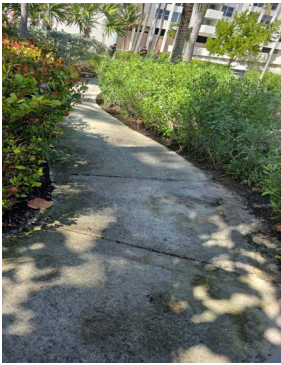
New Pool Area Umbrellas Installed!

We are excited to inform you that the new pool umbrellas have arrived and been successfully installed! These additions will provide extra comfort and shade, enhancing your experience by the pool.



Feel free to enjoy them during your next visit to the pool!

Continued on page 2

Updates (cont. from page 1)**Side Exit Door to Pool Area Cleaned:**

Maintenance team has cleaned up the side exit door to the pool area.

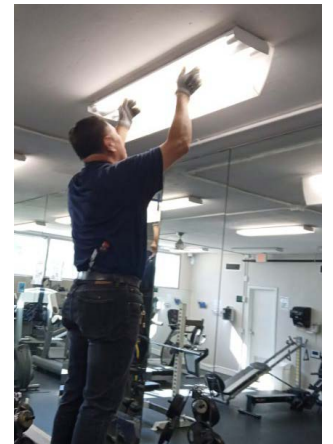
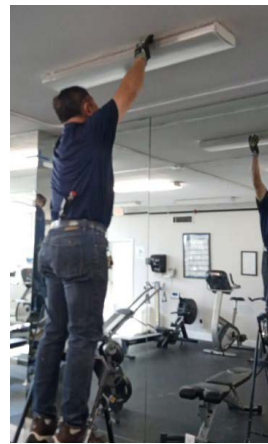
The Florida Room

Before



After

The staff continues to clean and polish the hallway floors to maintain a fresh and clean environment for everyone. Please be mindful of any temporary signage or areas that may be restricted during the process. We appreciate your patience and cooperation as we work to keep our community looking its best.



WANTED PRINT JOBS

anything that puts ink on paper

Condo/HOA Services
Residential or Commercial
Voting/Election Packages
Annual Notices (w/ affidavits)
Letterhead • Property Signage
Stickers & Decals • Window Lettering
Newsletters • Binding

Denizens | Businesses
Club Promoters | Schools
Restaurants | County | City
Celebrations • Obit Books • Biz Cards
Promo Materials • Brochures
Announcements • Posters-Banners
Vehicle Wraps

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 *

stellar

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?

MENTION
THIS FLYER
FOR FREE
POLICY
REVIEW

**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.

Raimi Boaz/License #PT15224

Reminder Regarding Gym Equipment Use

It has come to our attention that some residents using the gym have been taking all the weights and not actively using them, preventing others from accessing the equipment.

We want to remind everyone that the gym is a shared amenity, and all residents must have the opportunity to enjoy and use the facilities.

We kindly ask that gym equipment, including weights, be used responsibly and returned to their proper locations after use. Let's work together to ensure the gym remains accessible and enjoyable for all.

Thank you for your cooperation and understanding.

Proper Cigarette Disposal

We would like to remind everyone to be mindful of your actions and considerate towards your neighbors, ensuring a peaceful community for all. It has come to our attention that some residents have been discarding cigarette butts by throwing them over balconies and landing on the neighbor balconies.



This behavior is unsafe and inconsiderate. Please remember to properly extinguish and dispose of cigarette waste in designated receptacles to maintain a respectful environment for all.

Throwing cigarettes over the balcony is harmful for the following reasons:

1. **Fire Hazard:** Cigarettes may still smolder and can easily cause a fire.
2. **Environmental impact:** Cigarette butts take years to decompose and contribute to pollution.
3. **Safety Risk:** They can pose a hazard to those walking, playing, or pets in shared spaces.
4. **Respect for Neighbors:** Discarding butts in this way is disruptive and unpleasant for others.
5. **Extra Burden on Cleaners:** This adds unnecessary work for staff who need to clean up.

Thank you for your cooperation in keeping our community safe, clean, and respectful.

Management

Shared Laundry Room Etiquette

As a reminder, we all share the laundry facilities in our building, and it's important that we all contribute to keeping the laundry room clean and functioning smoothly for everyone's benefit. Please follow the guidelines below:



LAUNDRY ROOM GUIDELINES:

1. Clean the lint filters before and after each use of the machines.
2. Do not overload machines.
3. Carry detergents in plastic bags.
4. **No laundry is to be left in the sink or in the machines after the cycle has ended.**
5. No faucets are to be left running or dripping. The resident must clean the utility sink after each use.
6. Wipe off machine after each use.
7. Use the laundry room on your floor only unless it is an emergency.
8. Maintain laundry room window and door closed at all times.
9. Do not keep your neighbors waiting - finish as soon as you can.

CARDBOARD DISPOSAL GUIDELINES:

As per the building's Rules and Regulations, we want to remind everyone that all cardboard **must be flattened before disposal**. Failure to comply with this requirement will result in a fine.

Please be mindful of the staff and do your part to ensure proper disposal. Let's all work together to maintain a clean and orderly community.

Thank you for your cooperation and responsibility in this matter.



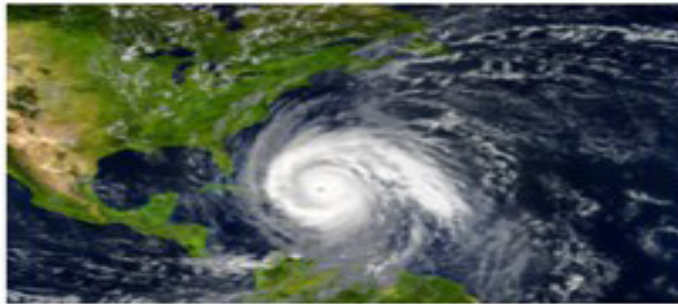
HURRICANE SEASON

Dear Residents,

As we are experiencing changing weather conditions with heavy winds, please **secure any items on your balcony** that could become airborne. This is to ensure the safety of your property, neighbors, and pedestrians below. If you plan on leaving, please take a moment to bring in any items at risk of being blown away, which could cause damage or injury.

Additionally, please remember that **hurricane season runs from June through November**. If you are not on-site in an emergency, we recommend making arrangements with a neighbor or friend to ensure the security of your balcony and outdoor items.

Thank you for your cooperation and attention to this critical matter.



Estimados residentes,

Dado que estamos experimentando cambios en el clima con vientos fuertes, les pedimos **amablemente que aseguren cualquier objeto en su balcón que pueda volar**. Esto es para garantizar la seguridad de su propiedad, de sus vecinos y de las personas que transiten por debajo. Si tienen planes de salir, les solicitamos que traigan dentro de su vivienda cualquier artículo que pueda ser arrastrado por el viento, para evitar daños o lesiones.

Además, les recordamos que la temporada **de huracanes va de junio a noviembre**. En caso de emergencia, si no están en el lugar, les recomendamos hacer arreglos con un vecino o amigo para asegurarse de que su balcón y objetos exteriores estén asegurados.

Gracias por su cooperación y atención a este importante asunto.

Items to Bring Inside or Secure During a Heavy Storm:

1. **Balcony Furniture:**
 - o Chairs
 - o Tables
 - o Loungers
 - o Cushions and pillows
 - o Etc.
2. **Decorative Items:**
 - o Planters
 - o Statues
 - o Outdoor rugs
 - o Lanterns or candles
 - o Windchimes

Please note that these are some suggestions.

Items to Bring Inside or Secure During a Heavy Storm:

1. **Balcony Furniture:**
 - o Chairs
 - o Tables
 - o Loungers
 - o Cushions and pillows
 - o Etc.
2. **Decorative Items:**
 - o Planters
 - o Statues
 - o Outdoor rugs
 - o Lanterns or candles
 - o Windchimes

Please note that these are some suggestions.

Condo Resident Perks



Luck of The Ear-ish

HEARING HEALTH EVENT








Now Through March 31st only

**Pot o' Gold Savings on the all new Edge AI;
Starkey's most advanced Rx Hearing Aids yet.**

Melanie Plotkin, H.A.S., Hearing Aid Specialist

Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist, Board Certified in Hearing Instrument Sciences

Introducing Edge AI.
Rivalled Only By Perfect Hearing.

-  **Next Generation Connectivity:** Volume adjustments from your smartphone.
-  **Speech Probability Predictor:** Identifies speech 30% more often, even in tough listening situations.
-  **Long-Lasting Rechargeable Battery:** Charge overnight and listen (and stream) for up to 51 hours.¹
-  **Waterproof²** up to 1 meter.
-  **Discreet** design



Exclusive Offer for Condo Residents!

\$1000 OFF

the purchase of a pair of
the all new Starkey Edge AI
Rx hearing devices.³



We Specialize in Second Opinions!
Call Us Today
(888)-272-9589

Google ★★★★★ Customer Reviews

"The staff is so friendly. They treat you like family. My issue was easily and quickly resolved." - C. Pleach

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

1. Edge AI RIC R only. Other styles will vary. 2. up to 1 m, not intended for swimming. Rechargeable styles only. 3. Cannot be used on prior purchases or combined with prior discounts.

7441 Wayne Ave
PARKVIEW POINT
#15B

Call Now!
Rosa Jacquelin
(786) 239-1283

SOLD



Video Tour:
www.SignatureHomesOfMiami.com



"With offices in Miami and Miami Beach, we are here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."

www.miamidade.gov/district05

305-375-5924

District5@miamidade.gov

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

KITCHEN & BATHROOM REMODELING

SATISFACTION AND QUALITY GUARANTEED

NO JOB TOO SMALL

REMODELING & INSTALLATIONS

Kitchens | Bathrooms | Interiors
Cabinets | Vanities (New & Resurfaced)
Baseboards & Crown Molding | Mirrors
Quartz, Marble & Granite Countertops
Popcorn Ceiling Removal | Interior Doors & Frames
Impact Windows & Doors
Ceramic Tile & Marble Installed
Plumbing & Electrical Service

PAINTING

House, Condo, Apt. | Interiors & Exteriors
Roof Painting | Pressure Cleaning

MINOR REPAIRS

Exterior Wood | Facia & Soffit
Stucco | Drywall & Framing

Design & Management Services
Free Estimates
Service & Quality
Commercial & Residential



Specializing in Condo & Apartment interiors. 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.

DIAMOND  **REMODELERS**

KITCHEN AND BATHROOM SPECIALISTS

Jeffrey Diamond

Lic# CC94BS00437

Licensed & Insured General Contractors

Anthony Lasorsa

Lic# CGC031497

WWW.DIAMONDREMODELERS.COM | 305-865-9005

Jeff@diamondremodelers.com



@diamondremodelers



Diamond Remodelers

Special Discounts will be applied for mentioning this ad