

# OCTAGON *Tribune*



Volume 11 Issue 8

A Monthly Newsletter for the Residents of the Octagon Towers Condominium

September 2025

## OCTAGON TOWERS CONDOMINIUM

1881 Washington Avenue  
Miami Beach, Florida 33139

### ASSOCIATION OFFICERS

**Pres./Treas.** .... Heather McCabe  
**Vice President** Joshua Stedman  
**Secretary** ..... Courtney Adante

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**Director** ..... Eibi Aizenstat  
**Director** ..... Greg Freeman  
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**Director** ..... Steven Velozo  
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### PROPERTY STAFF

**Manager** ..Zinnia Maisonet, LCAM  
*zinnia@pmisunshinestate.com*  
**Maintenance Sup.** ... Jaime Orozco  
**Maintenance** ..... Everett 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

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## Season Shifts & Building Beats Owner's Newsletter – September 2025 Edition

Hello Octagon Residents!

September in Miami doesn't mean crunchy leaves or sweater weather, it means steady progress and plenty of projects in motion at Octagon Towers. Yes, there's dust, noise, and a little detouring involved, but every hammer swing is part of making your home safer, smarter, and stronger. Thank you for sticking with us through the soundtrack of construction. Here's your update for September:

## JONATHAN'S CORNER

### Elevator Modernization

- Elevator #2 (Service Elevator): Now open and padded with protective covers.
- Elevator #1: Officially retired for upgrades. Modernization is underway and will take around 16 weeks.

**Q&A:** Will both elevators ever be shut down at the same time? Nope. You'll always have at least one elevator ready. We promise to keep you riding, not hiking.

### Fire Sprinkler System

- Sprinklers have been installed across units and common areas, with inspection already passed.
- The new fire pump installation is being coordinated by engineers and contractors.

**Q&A:** When's the pump going in? Our engineers are on it! We're gearing up to start installation as early as the end of this year. Think of it as your building's "holiday gift", nothing says festive like a shiny new fire pump.



### Access Control System

- Rezonate has installed card keypad readers at the main entrances.
- Cameras are being fine-tuned for better coverage.
- ButterflyMX app and card system are active.

**Q&A:** Are regular keys gone? Not at all. Keys remain classic. It's like vinyl records: still works, just with a modern remix.

*Continued on page 2*

**Jonathan's Corner** (cont. from page 1)

**Roof Replacement**

- Contractors have submitted proposals, with more revisions expected to ensure the best roof application at the best price.

**Q&A:** When does the roofing start? As soon as we finalize a contractor. Your current roof is holding strong, it's just waiting its turn for a well-deserved upgrade!

**Generator Upgrade**

- Engineers are preparing construction drawings and schedules.

**Q&A:** Why is this important? Because "candlelit vibes" are fun for dinner dates, not hurricane season. This upgrade keeps power flowing no matter the forecast.

**Geothermal System**

- The long-serving well is preparing for time some time off
- A new primary well will be installed, with the current

one staying as backup.

- Engineers are scheduled to visit the site this month.

**Q&A:** Why keep two wells? Because Miami heat is no joke! Having a backup well means your A/C keeps running smoothly even if one well takes a break. Think of it as having a spare fan on a hot day, you'll be glad it's there.

Thank You for Your Patience

We know construction isn't glamorous, but every step brings Octagon Towers closer to being stronger, safer, and more modern. Your patience, good humor, and flexibility help keep the momentum going. The finish line is in sight, and we're getting closer every day.



Thank you for being part of the journey as Octagon Towers levels up!

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# Skillet Chicken Bulgogi

- ¼ cup chopped onion
- 5 tablespoons soy sauce
- 2 ½ tablespoons brown sugar
- 2 tablespoons minced garlic
- 2 tablespoons sesame oil
- 1 tablespoon sesame seeds
- ½ teaspoon cayenne
- salt and pepper to taste
- 1 lb skinless, boneless chicken breasts, cut into thin strips

Whisk onion, soy sauce, brown sugar, garlic, sesame oil, sesame seeds, cayenne pepper, salt, and black pepper together in a bowl until marinade is smooth. Cook and stir chicken and marinade together in a large skillet over medium-high heat until chicken is cooked through, about 15 minutes. Optional: add vegetables of your choice. Serve over rice or noodles. 4 servings





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  @CommishEileen

 Inside D5 Newsletter



 Commissioner  
**Eileen Higgins**  
District 5

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# ON SEPTEMBER 22-24 ... CELEBRATING ROSH HASHANAH, JEWISH NEW YEAR

Jewish Americans are celebrating Rosh Hashana, which is also known as the Jewish New Year. It begins on the first day of Tishrei (or Tishri), which is the seventh month in the Jewish calendar, and may last for two days. The celebration begins at sundown on the previous day. It is sometimes called the Day of Remembrance.

Many celebrate the event for two days, while others celebrate the event for one day. It is a time of family gatherings, special meals and sweet foods. A popular treat is eating challah bread and apples dipped in honey.

It's the time of judgment and remembrance, during which God reviews and judges a Jewish person's deeds in the past year, and also a time of prayer and penitence. By tradition, debts from the past year are settled before Rosh Hashanah.

Before the event, reverent Jewish people in the United States may decide to seek forgiveness from friends and family they may have offended during the year just ending.



Rosh Hashanah Begins  
September 22

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