

OCTAGON *Tribune*



Volume 11 Issue 12

A Monthly Newsletter for the Residents of the Octagon Towers Condominium

January 2026

OCTAGON TOWERS CONDOMINIUM

1881 Washington Avenue
Miami Beach, Florida 33139

ASSOCIATION OFFICERS

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

ASSOCIATION DIRECTORS

Director Eibi Aizenstat
Director Greg Freeman
Director Adriana Moya
Director Stacey Waldron
Director Steven Velozo
Director Raul Jidy

PROPERTY STAFF

Manager Boris Darchy, LCAM
boris@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

Mon, Wed, Fri 8am - 1pm
Tues, Thurs... 1:00pm - 5:00pm

JANUARY

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

ELEVATOR MODERNIZATION

The modernization of the passenger elevator is still in process. We are expecting a completion by the mid-February or earlier. The crew is in the final stage of preparing the passenger elevator for final inspection.

FIRE SPRINKLER SYSTEM Only the Fire Pump replacement hasn't been completed for this project. We are facing unexpected delays for the electrical part of the job. It is still under review with the architect/engineer hired.

ROOF REPLACEMENT

We are in the process of selecting an engineering firm to proceed with the investigation required to make sure the material chosen is 100% compatible with the concrete slabs of the roofs to work on (main roof deck, upper roof, elevator tower roof, pool house roof, lobby canopy roof and eyebrow on the perimeter of the building).

GENERATOR INSTALLATION The location of the generator has been modified. The association is currently working on updated drawings. The generator should be placed on a platform in the center part of the parking lot reducing considerably the cost of construction. This location still has to be approved by the Authorities Having Jurisdiction. As soon as the drawings are released, the permitting phase will be initiated.

A/C GEOTHERMAL SYSTEM We are pending an updated proposal from the company that completed the assessment of both wells since their initial scope of work was not comprehensive. The necessary work should be scheduled in the coming weeks as soon as approved by the Board.

FIRE ALARM UPGRADES The Fire Alarm company still has not completed the re-submittal of their permit for the upgrades of the fire alarm system.

PARKING LOT DRAINAGE An initial inspection was schedule last month but did not happen. The company ultimately declined to do this inspection. We

Continued on page 2

Owner’s Update (cont. from page 1)

are looking for another specialized company to do this assessment before selecting a vendor for the lining of the pipes.

60 YEARS RECERTIFICATION

The Board is currently reviewing several proposals for this project.

- 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 found 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/>



B&B
CONCEPT DESIGNS
CERTIFIED GENERAL CONTRACTOR
CGC 1530584

Family owned & operated, providing clients with quality service and work, for over 20 years

WHEN OUR CLIENTS SPEAK, WE LISTEN. One of the biggest requests from our clients is communication and documentation about the progress of their project. B&B Concept Design Provides:

- Direct supervision at each jobsite
- The latest technology to ensure our crews are in constant contact
- Daily and weekly reports of schedules and construction meetings
- Before, during and after photos as record of what work has been completed
- Pre-existing surveys of work areas protecting our clients against any liability

CALL US TODAY for a *no obligation assessment and quote*, and be sure to mention this ad!

305-322-2652

www.bbconceptdesigns.com

To us, it's not just about the outcome, it's about the total experience

TWO CONVENIENT LOCATIONS



EMERGENCY CARE 24/7

DR. EDY A. GUERRA
New Patient Special \$79 (D0210, D0150, D110)

**9456 HARDING AVE.
SURFSIDE, FL 33154
(305) 866-2626**

**4011 W. FLAGLER ST.
CORAL GABLES, FL 33134
(305) 643-1444**

dredyaguerradds@gmail.com
www.dentistsurfside.com

Queen of the San Diego Zoo passes peacefully



Gramma the Galapagos Tortoise has passed away at an estimated age of 141, after spending about 100 of those years at the San Diego Zoo.

Gramma was the oldest resident of the zoo.

Gramma was an old tortoise, but not the oldest. Naturalist Charles Darwin and latter day animal enthusiast Steve Irwin both cared for Harriet the Tortoise, who lived at least 176 years and died in 2006.

Gramma, cheerfully oblivious to the human chaos of two world wars and 20 new presidents during her lifetime, came to San Diego from the Bronx Zoo in about 1928.

Gramma's personality was described as sweet and shy.

stellar
Public Adjusting Services
Professional Insurance Claim Representation

CALL US BEFORE YOUR INSURANCE COMPANY!!
(305) 396-9110
STELLARADJUSTING.COM

CALL US TODAY FOR A FREE CLAIM INSPECTION

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.

Rami Boaz License #P176224

Mobile (786)-277-7355
patrickjaimez@gmail.com

COLDWELL BANKER
GLOBAL LUXURY

PATRICKJAIMEZ PA

Hablo Español / Falo Português
Selling Real Estate for over 20 years!

THINKING OF SELLING OR BUYING?
I CAN HELP. I AM AT YOUR SERVICE.
Get Honest Experienced Help Selling or Buying your Home.

TRUST the advice of a professional.
When it comes to **Selling** or **Buying** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

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 • Binding
Denizens | Businesses | Club Promoters | Restaurants | 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

What's My HOME WORTH?

RJ ARE HOME VALUES.NET

Find out what your home might be worth in today's market.
Rosa Jacquelin | Realtor
(786) 239-1283

TAMALES RING IN NEW YEAR LUCK!

Tamales date back over 8,000 years to Mesoamerica (Aztec, Maya, and earlier cultures). They were portable, calorie-dense food for hunters, warriors, and travelers. Steamed in corn husks or banana leaves, they became sacred offerings as well as holiday food. Today in Mexico, Central America, and the U.S. Southwest, making tamales is the ultimate New Year’s Eve and Christmas tradition—families gather, music plays, and hundreds are made for good luck in the coming year.

Easy New Year’s Tamales

(Makes about 3–4 dozen – 90 minutes active time thanks to shortcuts)

Ingredients

- 6–7 lbs prepared masa for tamales (from a Mexican market or tortillería – already seasoned with lard and salt)
- 30–40 dried corn husks (soaked 30 min in hot water)
- Filling shortcut #1: 2 large rotisserie chickens, meat shredded + 2 jars (16–20 oz each) good red or green chile sauce (La Victoria, Las Palmas, or Hatch)
- Filling shortcut #2 (even faster): 5–6 lbs seasoned carnitas or barbacoa from Costco or your local taquería
- Optional: 1 lb Oaxaca or Monterey Jack cheese cut into strips (for cheese & chile verde tamales)



Quick Assembly

1. Drain husks, pat dry.
2. Spread 1/3 cup masa on the smooth side of a husk in a thin rectangle (about 4×5 inches), leaving the top 2 inches empty.
3. Spoon 2–3 Tbsp filling down the center. Add a strip of cheese if you want.
4. Fold the left side over, then the right, then fold the bottom up. (No need to tie if you stand them upright in the pot.)
5. Stand tamales upright in a steamer pot with a few coins in the water (the rattling tells you when water is low).
6. Steam 60–75 minutes. They’re done when the masa peels easily from the husk.

Serve with extra sauce, Mexican crema, and a sprinkle of cotija. Ring in the New Year with the easiest, most authentic tamales you’ve ever made—because the ancestors would totally approve of rotisserie chicken and store-bought masa.

NO JOB TOO SMALL
PAINTING AND MINOR REPAIRS
SATISFACTION AND QUALITY GUARANTEED

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

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

Specializing in condo & apartment interiors, we enhance your home’s value with expert remodeling—kitchens, bathrooms, full renovations & additions. Family Owned for 40 years.

DIAMOND  REMODELERS

KITCHEN AND BATHROOM SPECIALISTS
GARAGE CONVERSIONS & ROOM ADDITIONS

JEFFREY DIAMOND **ANTHONY LASORSA**
 Lic# CC94BS00437 Lic# CGC031497
 Licensed & Insured General Contractors



305-865-9005

www.diamondremodelers.com
jeff@diamondremodelers.com



 @diamondremodelers  Diamond Remodelers
Special Discounts will be applied for mentioning this ad