



Monthly Newsletter

Volume 25 Issue 9

March 2026

PROPERTY MANAGEMENT

Property Mgr. Daniel Garcia
 mirasolmanager@gmail.com
Asst Property Mgr..... Claudia Galo
 mirasolcondo@gmail.com
Chief EngineerMauricio Feliz
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.....David Bauders
Vice PresidentBridget Zarate
Treasurer Peter Carrill
Secretary..... Serafino Tobia
DirectorPumina Moorjani
Commercial Director.....Michael Collins

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



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SPECIAL ASSESSMENT NOTICE

Elevators, Cooling Towers & A/C Hallways

Dear Mirasol Owners,

Please be advised of the new special assessment for the elevators, cooling towers, and A/C hallway improvements. The total assessment amounts and payment breakdown are as follows:

Total Assessment Amounts:

Type A:** \$15,055.38
 Type B:** \$11,072.23
 Type C:** \$10,450.18
 Cabana:** \$57.66

Payment Schedule: (First payment was due on March 16)

Due June 8: (2nd payment)

Type A:** \$5,875.27
 Type B:** \$4,320.87
 Type C:** \$4,078.12
 Cabana:** \$22.50

Due November 30: (3rd payment)

Type A:** \$1,836.02
 Type B:** \$1,350.27
 Type C:** \$1,274.41
 Cabana:** \$7.03

All payments must be mailed to the Management Office and made payable to ****Mirasol Ocean Towers****.

Please ensure timely payment to avoid any late fees or penalties.

Thank you for your cooperation.

MOT Owner Payments

All MOT owner payments should be mailed to the following address Lock Box
 Address: PO BOX 163804, MIAMI, FL 33116-3804

MOT OWNER'S THE LINK BELOW TO ACCESS THE VERTILINC
 WEBSITE: <https://Mirasol.vertilinc.com/>

FREE BULK DROP-OFF: First Weekend of Every Month

Residents may take bulk trash to one of the locations listed below from 8:00 a.m. to 6:00 p.m. Proof of Miami Beach residency is required (formal identification with a Miami Beach address and/or a utility bill accompanied by a photo identification). Please DO NOT dispose of chemical or hazardous materials, tires, paints, or car parts in the dumpsters. Contact the Sanitation Division at 305.673.7616 for more information.

Free bulk drop-off locations:

140 McArthur Causeway (Terminal Isle)
75 Street and Dickens Avenue

2026 Bulk drop-off dates

- April 4 and 5
- May 2 and 3
- June 6 and 7
- July 4 and 5
- August 1 and 2
- September 5 and 6
- October 3 and 4
- November 7 and 8
- December 5 and 6



MIRASOL'S GYM

Dear Residents,

Please be advised that the gym will be closed for scheduled cleaning on the following days and times:

Monday: 1:00 PM - 2:00 PM

Thursday: 1:00 PM - 3:00 PM

These routine cleanings are part of our ongoing efforts to maintain a clean, safe, and well-maintained facility for all residents.

We appreciate your understanding and cooperation.

Estimados Residentes:

Por medio de la presente, les informamos que el gimnasio permanecerá cerrado por limpieza programada en los siguientes días y horarios:

Lunes: 1:00 PM - 2:00 PM

Jueves: 1:00 PM - 3:00 PM

Estas limpiezas forman parte de nuestro compromiso continuo para mantener las instalaciones limpias, seguras y en óptimas condiciones para todos los residentes.

Agradecemos su comprensión y cooperación.

Important Update



During non-business hours and on weekends, all building-related matters should be reported to the front desk: 728-777-2290. The front desk will contact management if necessary. Thank you for your attention and cooperation.

Sincerely,
Mirasol Ocean Towers
Management Team



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?



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.

Miami Beach License #PT15224

MAINTENANCE UPDATES

Maintenance has begun floor-touch-up work on the 25th and is progressing downward, floor by floor.



APPRECIATION NOTICE: The Management Office would like to extend its sincere appreciation to our Maintenance Staff for their dedication and professionalism during the recent emergency. We especially thank them for remaining on-site after hours and for their continued efforts in addressing residents' concerns promptly and efficiently. Their support has been invaluable as repairs to the domestic water line on the PH level are being carried out from March 17 through March 20. Thank you for your hard work and commitment to our community.



Aquarius started the repairs on the domestic water line.



PROJECTS

50-Year Recertification - Concrete & Building Envelope

- Awaiting the scope of work from the structural engineer.
- Weekly Board updates ongoing since January 26, 2026.
- Engineer is awaiting the ground penetration radar report to complete the scope of work.
- Scope of work submitted to BOD for review
- The bidding packet was submitted to the BOD for review
- Bidding packet submitted to 6 contractors
- Property walk-thru with the engineer and concrete contractors-March 25th

50-Year Recertification - Electrical: Completed

Pool/Patio Remodeling Project

- Kimes Engineering plans submitted to Board for review.
- Landscape plans by Andres Montero due 2/27/26.
- Electrical plans submitted to the Board for review.
- Permit submission targeted for the last week of March by East of Collins (permit expeditor).
- Membership vote pending; 14-day notice required. Notice sent-Meeting date 03/18/2026
- Signed and sealed drawings to be submitted by the engineer to the BOD for review on 03/20/2026

COMMISSIONER
VICKI L. LOPEZ
MIAMI-DADE COUNTY - DISTRICT 5

My Miami and Miami Beach offices are open and ready to welcome you. If you have a concern, need assistance, or want to connect with County services, my team and I are here to listen and support you.

CONTACT US:

📞 305-375-5924 ✉️ district5@miamidade.gov
 🌐 www.miamidade.gov/district05 📱 @CommissionerVickiLLopez

📍 2100 Coral Way, Suite 400, Miami, FL 33145 (Open M-F, 9 AM - 5 PM)
 📍 1700 Convention Center Drive, 1st Floor, Miami Beach, FL 33139 (Open M & W, 9 AM - 5 PM)

Mis oficinas en Miami y Miami Beach están abiertas y listas para recibirle. Si tiene alguna inquietud, necesita asistencia o desea conectarse con servicios del Condado, mi equipo y yo estamos aquí para escucharle y brindarle apoyo.

CONTÁCTENOS:

📞 305-375-5924 ✉️ district5@miamidade.gov
 🌐 www.miamidade.gov/district05 📱 @CommissionerVickiLLopez

📍 2100 Coral Way, Suite 400, Miami, FL 33145 (Abierto de lunes a viernes, de 9 AM a 5 PM)
 📍 1700 Convention Center Drive, 1st Floor, Miami Beach, FL 33139 (Abierto los lunes y miércoles, de 9 AM a 5 PM)

MOT CELEBRATED THE SPRING SEASON



NO JOB TOO SMALL
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SATISFACTION AND QUALITY GUARANTEED

REMODELING & INSTALLATIONS
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 Vanities (New & Resurfaced)
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