

# OCTAGON

*Tribune*



Volume 12 Issue 2

A Monthly Newsletter for the Residents of the Octagon Towers Condominium

March 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 Veloza  
**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  
**Valet**..... 305-673-4563  
**After Hours Emergency**  
..... 786-440-6157

### OFFICE HOURS

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

# MARCH



Published monthly at no cost for Octagon Towers by Coastal Group Publications. Contact CGP at (305) 981-3503 or [info@cgpnewsletters.com](mailto: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. An inspection from the Elevator department of the City of Miami Beach showed deficiencies to correct. As soon as the corrections are completed, a new inspection will be scheduled with the authorities having jurisdiction.

### FIRE SPRINKLER SYSTEM

It was recently discovered that the new fire pump controller delivered to the association was not properly wired. It was determined that the controller's manufacturer made a mistake by providing a 480V controller while a 208V was required. It will be replaced at no cost to the association in the coming weeks. It is already being manufactured.

### ROOF REPLACEMENT

The investigative work required on the roof has been completed. The engineering firm provided a report showing the compressive strength of the concrete slab. According to this report, it meets the requirements for the use of the material selected for the re-roof work. This material will provide a 20-year warranty on the areas where applied.

### GENERATOR INSTALLATION

The new design/drawings are still not completed since the generator location has been moved to the center area of the parking lot. The generator will be placed on a platform built in a manner that will still allow cars to park. There will be no loss of parking spots. While this work is in progress and since it will take several months, a temporary generator will be installed on the property.

### A/C GEOTHERMAL SYSTEM

The company in charge of the maintenance of the geothermal wells is still working on an updated proposal. It has not been provided as of now for the Board to discuss and review.

### FIRE ALARM UPGRADES

The association is consulting with the association's attorney to sever ties with

*Continued on page 2*

**Owner's Update (cont. from page 1)**

the current fire alarm company and get another to take over. The alarm upgrades have been delayed by this company.

**PARKING LOT DRAINAGE**

The contracted company will be on site Wednesday March 11th, 2026, to do a complete cleaning of the pipes and conduct a full assessment of the drainage system. A video recording will be provided to the association. It will help get bids from contractors to line all the pipes (sleeving of the pipes instead of replacing them).

**60 YEARS RECERTIFICATION**

The Board is currently in the final steps of reviewing the agreement with M2e, the engineering firm that was selected to handle the recertification of the building.

Please find below a reminder regarding trash disposal:

- 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.** 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.
- 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 this link: <https://sites.vertilinc.com/octagontowers/>



**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](mailto:district5@miamidade.gov)  
[www.miamidade.gov/district05](http://www.miamidade.gov/district05) | [@CommissionerVickiLLopez](https://twitter.com/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](mailto:district5@miamidade.gov)  
[www.miamidade.gov/district05](http://www.miamidade.gov/district05) | [@CommissionerVickiLLopez](https://twitter.com/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)




**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](http://www.bbconceptdesigns.com)

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

# MARCH IN HISTORY



- Harvard University students in March 1939 thrilled the public with their new fad: Goldfish swallowing.
- On March 15, 1937, the first blood bank was established at Cook County Hospital, Chicago, Ill.
- On March 30, 1867, Alaska was purchased from Russia for 2 cents an acre.



**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.

Rami Bazarz License #P13224

Impossibly cute  
(and endangered.)



**National Panda Day**  
March 16.





PATRICKJAIMEZ PA

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



**GLOBAL LUXURY**

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.**

**TWO CONVENIENT LOCATIONS**



**EMERGENCY CARE 24/7**

**DR. EDY A. GUERRA**  
*NEW PATIENT SPECIAL \$79*  
(D0210, D0150, D1110)

9456 HARDING AVENUE  
SURFSIDE, FL 33154  
305-866-2626

4011 WEST FLAGLER ST, SUITE 506  
MIAMI, FL 33134  
305-643-1444

[dredyaguerrads@gmail.com](mailto:dredyaguerrads@gmail.com)  
[WWW.DENTISTSURFSIDE.COM](http://WWW.DENTISTSURFSIDE.COM)

**What's My HOME WORTH?**



ROSA JACQUELIN | BROKER ASSOCIATE  
786.239.1283



# HOW ST. PATRICK'S DAY EVOLVED INTO A PARTY

St. Patrick introduced Christianity to Ireland in the fifth century A.D., but it took until the 1960s for Ireland to start celebrating it like Americans. But how did this holiday arrive on American shores, and why did it turn into a wild party over here while the Irish observed it as a religious occasion? For that, we can blame the British -- which is an Irish custom all by itself.

According to the Smithsonian, Irish soldiers, many of them indentured servants, introduced the holiday to the original 13 colonies as early as 1762 -- the same year that the first St. Patrick's Day Parade was held in New York City. The parade tradition continued past independence and through the decades, growing in scope and size and party opportunities as Irish immigrants poured into the U.S. and established the largest Irish diaspora outside of Ireland.



But while Irish-Americans partied in green getups and waved shamrocks around, the situation in Ireland was comparatively bleak. British authorities banned green clothing because of its association with Irish revolutionaries, and American-style public gatherings to celebrate Irish pride were simply not on the menu. Thus, the St. Patrick's Day that Americans recognize and love is largely a product of immigrant imaginations, mixed with healthy doses of American capitalism and our national appreciation for excellent parties.

St. Patrick's Day still remains a solemn religious occasion for many observant Catholics in Ireland, but blowout parties have gained in popularity in recent decades -- partly to attract tourists, and partly because they're tons of fun.

Whether you're Irish or not, when you attend a St. Patrick's Day celebration, let yourself enjoy every piece of it, no matter how corny or weird or outlandish it is. Because centuries ago, Irish people -- perhaps even your ancestors -- fought to preserve that piece of their homeland and pass it down with pride.

**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