



Monthly Newsletter

Volume 25 Issue 12

June 2026

PROPERTY MANAGEMENT

Property Mgr. Daniel Garcia
 mirasolmanager@gmail.com
Asst Property Mgr..... Claudia Galo
 mirasolcondo@gmail.com
Chief EngineerMauricio Feliz
Front Access Control.....
 Dianieris Hernandez
 Kamil Iakono (Only Sundays)

IMPORTANT #'S:

General.....(305)672-2642 or
 (305)672-2643
Front Desk.....(305)532-0526

ASSOCIATION OFFICERS

President..... David Bauders
Vice President Serafino Tobia
Treasurer Peter Carillo
Secretary..... Mario Gutierrez
Director Kristen Lower
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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 www.cgpnewsletters.com to
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 to get a free newsletter for your property.

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 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.

NOISE REMINDER

Dear MOT Residents,

Please be considerate of your neighbors. Excessive or disturbing noise, including loud music, televisions, radios, and musical instruments, is prohibited at all times. Please note that noise violations are considered especially critical between 10:00 PM and 8:00 AM in accordance with the City of Miami Beach Noise Ordinance.

To report a noise complaint, contact:
 Miami Beach Code Compliance: 305-604-CITY (2489)
 Police Non-Emergency: 305-673-7900
 Emergency: 911

Thank you for your cooperation.
Management

2026 HURRICANE SEASON PREPAREDNESS NOTICE

Dear Residents,

Please be advised that the 2026 Hurricane Season officially begins on June 1, 2026, and continues through November 30, 2026.

We kindly encourage all residents to begin preparing in advance and review their personal hurricane preparedness plans. Please ensure you have the necessary emergency supplies, secure important documents, and stay informed regarding weather updates throughout the season. Residents are also reminded to secure balcony furniture and any loose items during severe weather conditions to help prevent potential hazards.

Thank you for your cooperation and preparedness.

Best regards, Management



BALCONY PLANTER Water Overflow Reminder

Common causes of balcony planter overflow include:

- Overwatering plants
- Poor or clogged drainage
- Heavy rain and saturated soil
- Planters placed near balcony edges
- Excessive watering from irrigation systems
- Water spilling from trays or saucers



This may cause water and dirt to drip onto neighboring balconies and units.

A common recommendation is for residents to:

- Water plants moderately
- Avoid watering near balcony edges
- Ensure proper drainage
- Use saucers carefully,
- Immediately clean excess water, and avoid allowing water or debris to drip onto neighboring units.

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



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?



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 #PT15224

MAINTENANCE UPDATES

The annual fire extinguisher inspection was performed.



The water sprinkler located at the front and rear of the building was repaired



Installation of the BDA system was completed. A BDA (Bi-Directional Amplifier) system is used to improve and extend radio signal coverage inside buildings, especially for emergency responders.



Continued on page 4

What's My HOME WORTH?



ROSA JACQUELIN | BROKER ASSOCIATE
786.239.1283



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

Maintenance Updates (cont. from page 3)

VFD Installation Completed

The Variable Frequency Drive (VFD) installation has been completed successfully and is now operational.



Service Elevator Equipment Installation in Progress

Installation of the service elevator equipment is in progress. Updates will be provided as work continues.



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/>

BUILDING ACCESS NOTICE

All residents must use their KEY FOB to enter the building. Residents without a FOB must present a valid photo ID to the Front Desk to verify residency. All visitors must check in with the Front Desk before entering and provide:

- Unit number
- Resident's name



Visitors not authorized by a resident or not listed on the resident roster will be denied access.

Thank you for your cooperation.

Management



MIAMI-DADE COUNTY FLORIDA

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)



KEEP DOGS ON LEASH

Keeping dogs on a leash in condominium common areas is important for:

- Resident safety: prevents bites, jumping, or unexpected behavior.
- Pet safety: keeps dogs from running away, getting injured, or entering restricted areas.
- Respect for residents: some residents may be fearful or uncomfortable around dogs.
- Avoiding accidents: helps prevent trips, falls, or confrontations with other pets.
- Compliance with association rules: condominium rules and city ordinances require pets to be leashed in common areas.
- Maintaining control: ensures owners can properly manage and clean up after their pets.



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

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



Father's Day was a tough sell

Mother's Day became a national holiday in 1914. Father's Day? Not until 1972. It wasn't for lack of trying. When Sonora Smart Dodd of Spokane, Washington, proposed a day to honor fathers in 1909, the idea was met with widespread ridicule. Men dismissed it as too sentimental — and effeminate — and resented the implication that fatherhood needed the same treatment as motherhood.

Newspapers piled on with satirical columns proposing holidays for brothers-in-law and leftover turkey. Critics saw it as a naked commercial grab, noting that fathers would probably end up paying for their own gifts anyway. Even Anna Jarvis, the woman who championed Mother's Day, opposed Father's Day on the grounds that it would be commercialized as was her holiday. It took more than six decades before Richard Nixon finally signed it into law.



More than a century later, Father's Day is firmly on the calendar. But it remains the underdog holiday. According to the National Retail Federation, Americans spent \$33.5 billion on Mother's Day in 2024 compared to \$22.4 billion on Father's Day, a gap of more than 50 percent. About 40 million fewer greeting cards are exchanged on Father's Day than on Mother's Day. Participation rates tell the same story: 88 percent of consumers celebrate Mother's Day versus 79 percent for Father's Day.

So do fathers mind? Apparently not much. According to YouGov polling, 58 percent of dads say what they most want on Father's Day is simply time with their children. Another 42 percent would be happy with a meal at home. About a third prefer no gifts at all. Pew Research confirms the broader picture: 81 percent of fathers say being a parent is enjoyable all or most of the time, and 79 percent find it rewarding.

TWO CONVENIENT LOCATIONS

EMERGENCY CARE 24/7

DR. EDY A. GUERRA
NEW PATIENT SPECIAL \$79
(00210, 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
WWW.DENTISTSURFSIDE.COM

SWIPE RIGHT FOR WRINKLES

Beauty influencers have found their newest enemy — and their newest cash cow. A recent Wall Street Journal report spotlighted the growing panic over “tech neck,” the horizontal lines that form across the neck from constantly looking down at smartphones. Influencers have swooped in with a parade of solutions: specialty neck creams, silicone masks, massage rollers, and futuristic LED red-light collars, turning a modern insecurity into a booming profit center.

But creased necks are just the opening act. Americans now average roughly five hours a day on their phones, and the body is keeping score. Digital eye strain — headaches, dry eyes, and blurred vision — affects millions who blink half as often while scrolling. Tilting your head down at 45 degrees puts up to 60 pounds of pressure on the cervical spine, leading to chronic neck and back pain. Then there’s the invisible toll: disrupted sleep from blue light exposure, increased rates of anxiety and depression, and studies linking heavy screen time to reduced gray matter volume in the brain.

So the next time an influencer sells you a \$90 neck serum, maybe just try looking up.



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