



Monthly Newsletter

Volume 26 Issue 2

August 2026

PROPERTY MANAGEMENT

Property Mgr. Daniel Garcia
mirasolmanager@gmail.com

Asst Property Mgr Claudia Galo
mirasolcondo@gmail.com

Chief Engineer Mauricio Feliz

Front Access Control
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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Contact CGP at 305-981-3503 or
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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

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 10PM and 8AM 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



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



Important Update

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

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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.

Reim Boaz, License #PT5224

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

September 5 and 6
October 3 and 4
November 7 and 8
December 5 and 6



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.





ATTENTION RESIDENTS!



Dear Residents,
Please be advised that food, leftover food, or any food waste **should NOT** be placed in the recycling bins.



TRASH CHUTE



All food waste **must** be placed inside a securely closed trash bag and disposed of through the trash chute.



Recycling bins are for **recyclable materials only**.
Keeping food waste out of the recycling bins **helps prevent contamination, unpleasant odors, flies, and other pests** from spreading throughout the hallways and common areas.





We appreciate your cooperation in helping us keep our condominium clean, sanitary, and comfortable for everyone.

Thank you!





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)



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)

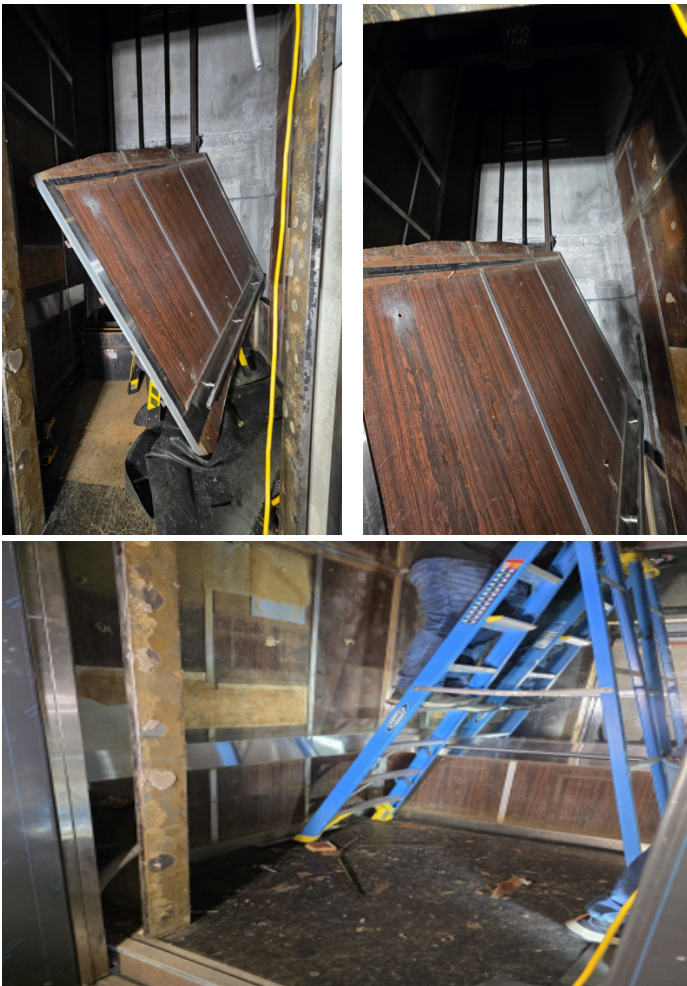


MAINTENANCE UPDATES

The maintenance staff repaired the 14th-floor trash chute and replaced the doorknob at the pool entrance.



The service elevator cab has been disassembled



Pool Pump Room

Dear Mirasol Ocean Towers Owners,

We are pleased to share that we have successfully passed both the rough and final inspections for the previously unapproved pool equipment work in the pool pump room.

With these inspections now completed, all violations related to the plumbing and pool equipment work in the pool pump room have been officially cleared. This is another outstanding building violation that we can officially close out.

Thank you,

Boucher Brothers

Dear Residents,

We are excited to announce that Beach Brothers has officially launched beach services for Mirasol Ocean Towers! Residents can now enjoy convenient beach services while relaxing and making the most of a beautiful sunny day here in the Sunshine State. We hope you enjoy this new amenity and have a wonderful time at the beach!

Thank you,
Management



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BACK-TO-SCHOOL SAFETY REMINDER



As the new school year begins next week, the Association would like to remind everyone that traffic in and around our community will increase, particularly during the morning and afternoon school hours.

Please help keep our community and neighboring streets safe by following these important reminders:

- **Drive slowly and obey all posted speed limits.**
- **Allow extra travel time** for increased traffic during school drop-off and pick-up hours.
- **Be alert for children** walking, riding bicycles, or crossing streets, especially near entrances, exits, and sidewalks.
- **Yield to pedestrians** at all crosswalks and intersections.
- **Avoid distractions** while driving. Please refrain from using handheld devices behind the wheel.
- **Watch carefully when backing out** of parking spaces, as children may be difficult to see.
- **Be patient and courteous** with fellow drivers, pedestrians, school buses, and crossing guards.

Together, we can help ensure a safe start to the school year for our residents, our neighbors, and the children in our community. Thank you for your cooperation in making safety a priority.

What's My HOME WORTH?



ROSA JACQUELIN | BROKER ASSOCIATE

786.239.1283



PARKING FEES

Front Parking Rates

Residents & Guests

- \$10.00 per vehicle
- \$25.00 per vehicle for overnight parking (09:00 PM – 7:00 AM)

Vendors

- \$15.00 per vehicle (9:00 AM – 4:00 PM)

Monthly Parking

Rate: \$300.00 per month

Terms & Conditions:

Monthly parking is subject to availability and may be terminated by the Association.

Please note: Applicable taxes and credit card processing fees may apply.

TWO CONVENIENT LOCATIONS



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(305) 866-2626**

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

dredyaguerradds@gmail.com

www.dentistsurfside.com

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.



NO JOB TOO SMALL

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