

Volume 26 Issue 4 October 2026

PROPERTY MANAGEMENT

Property Mgr. ..... Lou Lasoub
mirasolmanager@gmail.com
Asst Property Mgr..... Claudia Galo
mirasolcondo@gmail.com
Chief Engineer.....T B A
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

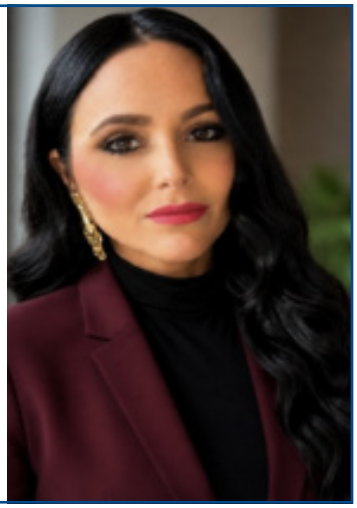


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WELCOME

KW PROPERTY MANAGEMENT & CONSULTING

Mirasol Ocean Towers (MOT) would like to extend a warm welcome to **JACKLYN YANES!** We are delighted to have you join our community and look forward to getting to know you. Welcome to the Mirasol Ocean Towers family!



PROJECT UPDATES

Service Elevator Modernization Update – In Process

- We received confirmation from the City that their next available inspection date is October 15.
- The cab interior is scheduled to be installed the week of October 26.

Stairwell Fire Door Replacement Update – In Process

- The hallway and stairwell door replacement project is progressing on schedule, with installation proceeding downward floor by floor.



50-Year Recertification – Concrete Restoration & Building Envelope – In Process

- AB Plus Engineering is finalizing the drawings based on their recent building inspection.
- The drawings will be reviewed with the contractor (EmpireWorks) to finalize the scope of work

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.



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



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



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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



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
November 7 and 8
December 5 and 6

NO JOB TOO SMALL
SATISFACTION AND QUALITY GUARANTEED



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- Room Additions
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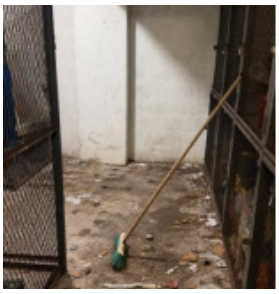
Condo Specialists
www.DIAMONDREMODELERS.com
Special Discounts will be applied for mentioning this ad.
Jeffrey Diamond Lic# CC94BS00437 | Anthony Lasorsa Lic# CGC031497

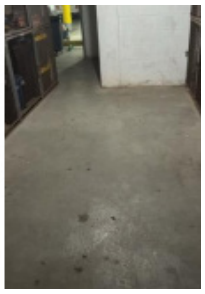
MAINTENANCE UPDATES

Fire & Domestic Water Pump Rooms Repainting – Completed



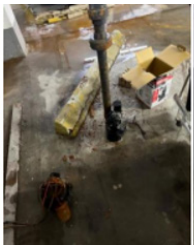

The garage storage rooms, which previously contained accumulated debris, were cleaned and cleared out.





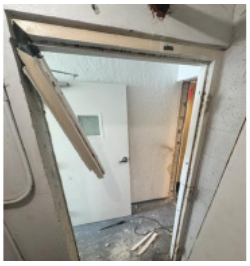
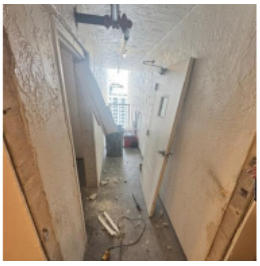
Replacement of 3 Garage Sump Pumps – Completed

- Three additional sump pumps were identified as requiring replacement due to their deteriorated condition.
- These pumps were replaced to help ensure the garage drainage system remains fully operational.



The hallway and stairwell door replacement project is progressing on schedule, with installation proceeding downward floor by floor.


Mirasol Ocean Towers

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.

