

Volume 26 Issue 3 September 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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NEW MANAGEMENT COMPANY

KW PROPERTY MANAGEMENT & CONSULTING

Dear Mirasol Owners and Residents,

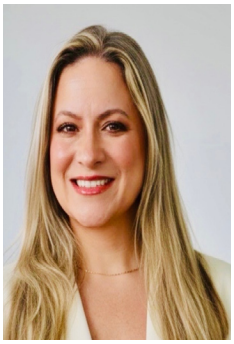
Mirasol Ocean Towers is pleased to introduce our new management team from KW Property Management & Consulting (KWPMC).

As we begin this new chapter, the KWPMC team will be working closely with the Board of Directors, staff, owners, and residents to ensure a smooth transition and continue providing quality service to our community.

We look forward to welcoming the new team and working together to enhance the overall experience at Mirasol Ocean Towers.

Please join us in welcoming the KW Property Management & Consulting team to the Mirasol community!

Management Office Mirasol Ocean Towers



Carolina Lendaro
District Manager
Miami Region



Lou LaSouba
Property Manager,
LCAM



Rocio Sicaro
Hospitality Manager
Headquarters



Jose Barboza
Hospitality Manager
Headquarters

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



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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Special Assessment Notice

Elevators, Cooling Towers & A/C Hallways

Please be advised of the new special assessment for 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.



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.

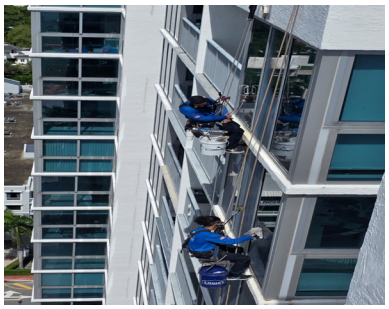




MAINTENANCE UPDATES

Nick's Cleaning Service
Window & Glass Restoration Update Line 8
To date, the crew has completed the **first half of the restoration process on the first 35 glass panels** identified for this phase of the project.

Work will continue as scheduled as the crew progresses through the remaining restoration steps.

A new pool stand holder for the safety hook was installed to ensure the pool safety equipment is properly secured, organized, and easily accessible when needed.




Maintenance staff have replaced the damaged signs and continue to perform touch-up work on the 4th floor.









What's My
HOME WORTH?
ROSA JACQUELIN | BROKER ASSOCIATE
786.239.1283
lpt realty

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Service Elevator (Car 3) Modernization

Dear Residents,

Please be advised that the Service Elevator (Car 3) modernization is nearing completion. Final adjustments and pre-testing are currently underway and are expected to be completed by September 18, 2026.

Beginning the week of September 21, the elevator will operate continuously in a testing mode, traveling from floor to floor and opening at each level. The elevator will remain barricaded and **must NOT be used** during this testing period.

The City of Miami Beach inspection is scheduled for September 28 at 9:30 AM. Once the elevator passes inspection, it can be placed back into service for residents.

Please note that the elevator will initially have a temporary interior and flooring. The Board-approved final cab finishes are expected to arrive in November/December and will be installed during a brief future outage.

We appreciate your patience and cooperation as we approach the completion of this phase of the elevator modernization project.

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



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.

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



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
SATISFACTION AND QUALITY GUARANTEED





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