

Octagon Tribune

A Monthly Newsletter for Residents of the Octagon Towers Condominium

Volume 12 Issue 8 | September 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 Velozo
Director .....Raul Jidy

PROPERTY STAFF
Manager .. Adriana Caraballo, LCAM
Adriana@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
Monday - Friday.....9am - 5pm



Published monthly at no cost for Octagon Towers by Coastal Group Publications. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to place an ad or to get a free newsletter for your property.

OWNER'S UPDATE
OCTAGON TOWERS CONDOMINIUM

ELEVATOR MODERNIZATION

All required paperwork for the elevator room partition wall has been submitted to the City of Miami Beach for permitting. The vent behind the elevator room A/C was sealed to comply with a request from the City of Miami Beach Elevator Inspection Department.



FIRE SPRINKLER SYSTEM

An electrical contractor has been selected for the project. The contract is currently pending review by the Association's attorney.

GENERATOR INSTALLATION

An electrical contractor and generator vendor have been selected, with both contracts pending review by the Association's attorney. The Board is also reviewing proposals for the construction of the permanent generator platform.

A/C GEOTHERMAL SYSTEM

A contractor has been selected to rehabilitate the existing geothermal wells and drill a new discharge well. The project remains pending finalization of the engineers' drawings.

FIRE ALARM UPGRADES

The Association is awaiting finalization by its attorney of the fire alarm company's addendum for the upgrades required in connection with the generator addition, including the necessary fire alarm panel upgrades.

60-YEAR RECERTIFICATION

A meeting with the City of Miami Beach regarding electrical room clearance compliance is still pending. The Association is also obtaining proposals for the electrical repairs needed to address deficiencies identified in the recertification report.

Additionally, proposals are being obtained for the replacement of the building's original windows with hurricane-impact windows in the common areas and in units that have not yet replaced their windows.

NATIONAL PREPAREDNESS MONTH

How To Get Through A Multi-Day Power Outage



It does not take a wildfire or a hurricane to leave a house dark for days. A summer thunderstorm, an ice storm, or an overtaxed grid can do it -- and a little planning turns a dangerous ordeal into a manageable inconvenience.

Start with food and water. According to the U.S. Department of Agriculture, an unopened refrigerator keeps food safe for about four hours, and a full freezer holds its temperature for roughly 48 hours, or 24 if it is half full. Keep the doors shut, and when in doubt, throw it out. Store at least one gallon of water per person per day. Light the house with flashlights, not candles, which are a leading cause of house fires during outages. Keep phones charged, and add a power bank and a battery-powered radio so you can still reach family and follow the news.

The deadliest mistake is bringing a generator too close. According to Ready.gov, generators, camp stoves, and grills must run outdoors only, at least 20 feet from any window, door, or vent -- never in a garage, even with the door open. Their exhaust carries carbon monoxide, an invisible gas that kills hundreds of Americans a year. Never heat a home with a gas oven, for the same reason.

Plan ahead for anyone who depends on electricity. Have a backup for power-dependent medical devices, know that refrigerated medicines such as insulin should be replaced if an outage runs long, and check on older neighbors, who are the most vulnerable when the heat or air conditioning stops.



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

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

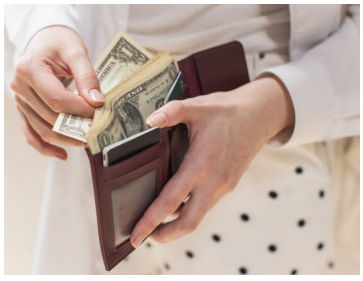
The views expressed here are not necessarily those of Coastal Group Publications, Inc. (CGP) or its staff. CGP assumes no responsibility for any text or illustrations submitted for publication.

Preparedness Includes Your Wallet

Emergency planning usually brings to mind flashlights and bottled water, but disasters are also financial events -- and a few quiet steps now can speed a recovery later.

Start with cash. According to Ready.gov, when the power fails, ATMs and card readers fail with it, so keep a modest amount in small bills somewhere safe.

Check your insurance before you need it. Federal officials point to a fact that surprises many homeowners: standard homeowner policies typically do not cover flood damage, which requires a separate policy through the National Flood Insurance Program -- and that coverage usually takes 30 days to take effect.



stellar
Public Adjusting Services
Professional Insurance Claim Representation
CALL US BEFORE YOUR INSURANCE COMPANY!!
(305) 396-9110
STELLARADJUSTING.COM
CALL US TODAY FOR A FREE CLAIM INSPECTION
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.
Rami Bsaziz License #P175224

PATRICKJAIMEZ PA
Mobile (786)-277-7355
patrickjaimez@gmail.com
COLDWELL BANKER 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.

BEAUTIFUL BLINDS. BETTER LIVING.
Style, Privacy & Comfort — Customized for Your Home
CUSTOM BLINDS & SHADES
BLINDS & SHADES | ZEBRA SHADES | VERTICAL BLINDS | MOTORIZED OPTIONS
Perfect for Condos, Homes & Rentals
FREE In-Home Consultation
EXPERT Installation
GREAT for HOA, Condos & Rentals
COMPETITIVE PRICING for Today's Economy
QUALITY Products You Can Count On
SCHEDULE YOUR FREE ESTIMATE TODAY!
786-300-1979
LOCAL. RELIABLE. PROFESSIONAL. | Proudly Serving South Florida

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
dredyaguerradds@gmail.com
WWW.DENTISTSURFSIDE.COM

Persons submitting same agree to do so voluntarily. CGP is indemnified and held harmless from any and all liability arising out of such publication. Coastal Group Publications (305) 981-3503.

WHAT AN AIR CLEANER CAN – AND CANNOT – DO



An air cleaner can be a big help for people with allergies, but there are some things it won't do. It will not lower the radon in your basement, according to the Environmental Protection Agency. It will not fix a mold problem, and it will not do much about the fumes from fresh paint or a new carpet. No air cleaner removes everything. What a good one will do is pull particles out of the air: pollen, dust, pet dander, mold spores, wildfire smoke.

The number to look for is the CADR, or clean air delivery rate, verified by the Association of Home Appliance Manufacturers. It tells you how much clean air the machine delivers per minute, with separate scores for smoke, dust and pollen. AHAM's rule of thumb: the CADR should be at least two-thirds of the room's square footage. A 300-square-foot bedroom wants a CADR of 200 or better. Buy a true HEPA filter, which traps 99.97 percent of particles down to 0.3 microns. Be wary of "HEPA-type" and "HEPA-like," which mean almost nothing. Add an activated carbon layer if odors are the problem. Skip ozone generators -- the EPA warns that ozone irritates the lungs and does a poor job on pollutants anyway. Look for CARB certification, California's ozone safety standard.

Cigarette smoke is the hard case. The visible haze is particles a HEPA filter can catch, but the smell is a gas that slips straight through -- only activated carbon adsorbs it. No purifier can pull the smell out of walls, curtains and upholstery. Then check these two costs: replacement filters, which can run $50 to $100 a year, and noise. A loud one is a nuisance.

NO JOB TOO SMALL
SATISFACTION AND QUALITY GUARANTEED





YOUR FULL SERVICE CONTRACTOR SINCE 1980

- Condo Specialists
- Kitchens & Bathrooms
- Cabinets & Countertops (New & Resurfaced)
- Garage Conversions
- Room Additions
- Interior & Exterior Painting (Our Specialty)

DIAMOND REMODELERS

305-865-9005
Call Today for your
FREE ESTIMATE
Serving Miami-Dade & Broward

Condo Specialists

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

Published monthly at no cost for Octagon Towers by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.