



For your Calendar:

2022 BOD Meetings
2nd Tuesday/month
7:00pm EST
 All meetings held at Clubhouse and Zoom sent via email

Q4 Planning Meetings
Budget Workshop
 October 11th, 7:00pm

Annual Budget Meeting
 November 8th, 7:00pm

Contact Info:
 Community Association Manager (CAM):
SANDCASTLE COMMUNITY MANAGEMENT
239-596-7200

Candace Rich, Asst. Mgr.
 239-596-7200 ext. 227
 CandaceR@SandcastleCM.com

Volunteer Board of Directors (BOD):
 Michele Demisay—President
 Joe Balistreri—VP
 Sarah Dorna—Secretary
 Darleen Kearney—Treasurer
 Carolyn Mathis—Director

JOIN US ON FACEBOOK!

“Mira Vista Naples Residents”
 ...is the group name to search on Facebook. See you there!

The Votes Are IN! Paint Color will change!

The owner vote results were clear: Natural Linen was the voters choice. 28 for Natural Linen, 10 for Kilim Beige, 5 for Sweet Orange (current)

A Letter from our VP, Joe Balistreri, on behalf of the Board of Directors:

KEEPING YOU CURRENT ON FLORIDA CONDOMINIUM LEGISLATION

On May 26, 2022, the State of Florida Legislature passed a bill, SB4-D, titled “Surfside Legislation” affecting condominiums in Florida. The bill has two main sections: MILESTONE INSPECTIONS, and STRUCTURAL INTEGRITY RESERVE STUDIES (SIRS). **How do these new laws impact MiraVista?**

MILESTONE INSPECTIONS

The new bill affects all condominiums 3 stories or higher in height. If the building is within 3 miles of the coastline (MiraVista is within 3 miles) a MILESTONE INSPECTION must be performed by a licensed engineer before December 31, 2024. It is a very specific inspection to verify the structural safety of the building. Subsequent inspections must occur every 10 years. If structural deterioration is found, repairs must be made no later than 365 days after notification of the defective structure. All owners and renters may request to see the report of the MILESTONE INSPECTION and it must be posted on the condo website and available in the community. The association will be responsible for the expense of the inspection.

STRUCTURAL INTEGRITY RESERVE STUDY (SIRS)

Associations with buildings 3 stories and higher must have a SIRS performed by December 31, 2024 and performed every 10 years thereafter. The SIRS must include reserve funding for common elements: roof, load bearing walls, floors, foundations, fire protection systems, plumbing, electrical systems, waterproofing and exterior painting. The reserve budget for these items must be funded each budget year, members cannot waive or “opt out” of funding, and the funds cannot be spent for anything else. Associations must have enough money in reserves to fund repairs. The association will be responsible for the expense of the SIRS. The Surfside building collapse resulted because reserves were not funded, and structural defects were not repaired.

Prior to 2022, during the almost 30 years of Mira Vista’s existence, engineering inspections of our buildings have never been done. In early 2021, unauthorized Mira Vista reserve dollars were inappropriately used to update the clubhouse. Other reserve items were not funded as they needed to have been, which drove the owner’s to vote in August 2021 for a recall of the former BOD member responsible for such actions. Fortunately, your current BOD contracted in early 2022 to conduct an engineering study of the MiraVista buildings. Deficiencies were found and as a result we will begin the restoration and repainting of our buildings in September 2022. Your BOD is also working with the engineering firm, SOCOTEC, to determine MiraVista’s compliance to the new SB4-D. Additionally, we will be constructing our Mira Vista 2023 Budget to prepare for and comply with SB4-D.

For further information on SB4-D you can watch the webinar presented by our attorney, Mr. Richard DeBoest or read additional information online. Details for these very informative resources on the next page.

Please look forward to additional information at upcoming BOD meetings and in future newsletters.

Thank you for your trust and support.





Tips for Community Living Wellness

Please put pool chairs and tables back together/arranged when you are done.

See something? Say something!

Community safety and wellbeing depends on our sharing concerns constructively. You can always send an inquiry on the website or just email us (see email below).

ENSURE UNIT ACCESS

All owners are required to have access means in place 24/7 for emergency purposes or urgent maintenance needs. With the restoration work underway and hurricane season, emergency access is very important. A locksmith will be called in the event access is necessary and you do not have a key or code on file. Owners will be notified using the contact info you have provided. Our bylaws clearly define these requirements as well.

How Can MiraVista Owners and Residents Stay Up-To-Date and Involved?

- Website:** www.MiraVistaNaples.com
- Newsletter:** via email, on the website and posted in the community
- Join BOD Meeting:** Each month, 2nd Tuesday!
- Read the minutes:** Posted each month on the website.
- Connect with Others:** Join the community on Facebook or Volunteer!!

We are more cost-effective as an Association Community when EACH OWNER does their best to SELF-SERVICE.

Please Note Tenant Application Changes:
The BOD has adopted criteria for tenant approval to align with common best practices: A minimum FICO credit score of 650 will be required in addition to review of background check history. See website for full resolution detailing the revised criteria effective 8-16-22.

State of Florida Legislative bill, SB4-D, titled "Surfside Legislation"

Owners are encouraged to listen to the webinar that explains the legislation and why this is so important for MiraVista to urgently comply and prepare for these changes.

SB4-D

The Surfside Legislation Affecting Condominiums & Cooperatives

PRESENTED BY:

- Richard D. DeBoest, II, Esq.
Goede DeBoest & Cross, PLLC
- John H. Stroemer, CPA, CFST, CAM & Rayne M. McGreevy, CAM
Stroemer & Company, LLC



Click on Youtube Link Below Or copy address to your browser:

<https://www.youtube.com/watch?v=l4BBXHkPksI>



August 2022

CTRL+Click to read article: <https://gadclaw.com/wp-content/uploads/2022-GDC-Legislative-Update-SB-4-D.pdf>