



For your Calendar:

2023 BOD Meetings
3rd Tuesday/month
7:00pm EST
All meetings held at
Clubhouse and
Zoom sent via email

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!

Reflections on 2022

Your Board of Directors has appreciated your support in 2022 as we have attempted to address many community concerns.

As 2022 comes to an end it seems appropriate to review the progress our community has made and to look forward to 2023 and what we hope to achieve.

- The creation of our first ability to email all owners via our MiraVista Communication Committee.
- The first full year of regularly published email newsletter.
- Upgrade and extensive transition process to our new full-service property management company.
- The creation & continued updates of a user-friendly website for accessing important owner documents.
- The continued development of our Committees, including social committee events as well as finance & building committee support.
- Installation of a new pool fence to meet upgraded safety standards.
- Installation of pool safety equipment to meet Florida Department of Health standards.
- Transitioning the handling of renter security deposits to a specific deposit bank account to ensure order and accountability.
- Encouraging and receiving all vendor services (landscaping, pool techs, and cleaning company) resumed within 24 hrs of the Hurricane Ian.
- Renegotiated property insurance as a result of the huge premium increase.
- Cleaning of all sewage drain pipes for each condo “stack” (groups of units above each other that drain into one common pipe system)
- Full review & shopping of all vendors, resulting in entering new contracts for cleaning, landscaping services & legal services.
- Installation of a new pool heater.
- Reimburse reserve account funds for past misappropriation expenditure of clubhouse renovations.
- Upgrade and installation of 441 building fire alarm mini safety horns in each unit.
- Removal of fallen trees and landscaping material, repair to the flagpole as a result of Hurricane Ian.
- 2022 Formal Financial Audit.
- Formal and professional Reserves Study to evaluate previous years’ reserve funding and establish a plan for the future.
- Structural Engineering Study to evaluate building safety and repair requirements to ensure integrity of structure.
- Painting, waterproofing, and structural repair of buildings and walkways.
- New community grill.

Beyond all of the visible changes, we have also worked together as a team, not just the BOD with one another, but in partnership and open collaboration with each of you, as owners. We look forward to continuing the momentum and ensuring that MiraVista remains a safe, lovely property that we can all enjoy together.

Mira Vista



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. At all times, 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.

Looking Ahead to 2023...

- 2023 projects already in the works:
- Power wash and clean carports in January.
 - New flowers in January.
 - Obtaining & evaluating proposals to upgrade the dumpster door.
 - Milestone Buildings Inspection to comply with Florida Senate Bill 4D which was enacted in response to the Surfside building collapse.
 - Structure Integrity Reserve Study to comply with Florida Senate Bill 4D to ensure adequate reserve funding for structural safety.
 - Upgrade and modernization of 25-year-old elevator mechanical equipment.
 - Installation of new elevator door locking systems to comply with new Florida elevator safety codes.
 - Upgrade emergency fire panel to comply with new Florida safety codes.
 - Upgrade and install 481 and 491 building fire alarm mini horns in all units.
 - Review and revise as necessary the original Mira Vista condominium documents, Bylaws, and Rules and Regulations.

As we begin the new year, we hope you will continue to take pride in the Mira Vista community. We must all do our part to create and maintain a safe and pleasant living environment.

As always, we encourage all owners to attend the frequent BOD meetings, and consider volunteering your time and talents to a committee, or consider running to serve on the BOD! We are better as a team, working closely and transparently to serve our common needs and operate at high standards.

We appreciate your continued support and wish you a happy and healthy 2023!!