



**For your calendar:**  
**2024 BOD MEETINGS**  
**3<sup>rd</sup> Tuesday of every other**  
**month, 7:00 PM est.**  
**All meetings held at**  
**clubhouse and ZOOM**  
**sent via email**

**April 16, 2024**

**June 18, 2024**

**August 20, 2024**

**October 15, 2024**

### **Contact information:**

**Community Association**  
**Manager (CAM):**

**SANDCASTLE**  
**239-596-7200**

[www.SandcastleCM.com](http://www.SandcastleCM.com)

**After hours emergency line:**  
**828-633-4195**

**Elaine Rodas-Dubon, CAM**  
**239-596-7200 ext. 223**  
[elainer@sandcastlecm.com](mailto:elainer@sandcastlecm.com)

**Candace Rich, Asst. CAM**  
**239-596-7200 ext. 227**  
[CandaceR@sandcastleCM.com](mailto:CandaceR@sandcastleCM.com)

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**Administrative Assistant**  
**239-596-7200 ext.**  
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# Mira Vista Newsletter

## 2024 1<sup>st</sup> Quarter

### **MIRA VISTA ANNUAL OWNERS MEETING**

The annual Mira Vista Condominium Association owners meeting was scheduled for Tuesday, February 20, 2024. In order to conduct an official meeting 33% of the 93 owners, (31 owners) must attend or submit a proxy. Proxies plus attendance in the clubhouse totaled 66 and an official meeting was conducted.

**\*\* In a significant vote of 60 to 1, the membership voted to avoid a special assessment by approving the use of approximately \$20,000 in 2023 budget year end surplus to solve a common area building drain problem.**

**\*\* NOTE:** The published totals are believed to be accurate, however they are subject to confirmation, validation and approval of the 2024 annual meeting minutes at the next annual meeting to be held in February 2025. Official meeting minutes are posted on the Mira Vista website. Following the annual owners meeting a brief official Board of Directors meeting was held to assign officer positions for the 2024 year

### **BOARD OF DIRECTORS MEETING - February 27, 2024**

Due to a submitted resignation, a subsequent BOD meeting was conducted on February 27. The 2024 Mira Vista Board of Directors:

President- Michele Demisay (1 year remaining)

Vice President- Daniel Lamb (2years remaining)

Secretary- Deborah Baluch (2 years remaining)

Treasurer- Lisa Wilson (2 years remaining)

Director at Large- Joe Balistreri (1 year remaining)

Please support your volunteer Board of Directors. Consider becoming involved in your community. **You can assist by volunteering to be on a committee aligned with your interests, i.e. building, social, financial, landscaping, etc.** The best way to protect your investment is to become involved in your community.

### **VIDEO CAMERAS**

To ensure the safety and security of Mira Vista residents, **video cameras were recently installed that now are monitoring the pool entrances, dumpster, and recycling area.** Official signs have been posted in each area. Please adhere to all rules and regulations regarding proper recycling procedures, dumping of trash, and also inappropriate discarding of large items left near the dumpster area. Don't forget to smile!

### **RESIDENT SAFETY**

**All Mira Vista resident tenants must have on file a resident application which lists all people residing within the unit.** This mandatory information is necessary to maintain a safe and secure property for all residents. If not currently on file, you, the owner, will be contacted by our management company, Sandcastle Community Management to obtain and provide the required information from your tenants. Noncompliance is unacceptable and if necessary guidance will be obtained from our legal counsel.

## VOLUNTEER BOARD OF DIRECTORS (BOD)

Michele Demisay-President  
Daniel Lamb-Vice President  
Deborah Baluch-Secretary  
Lisa Wilson-Treasurer  
Joe Balistreri-Director

## WEBSITE:

Miravistanaples.com

## JOIN US ON FACEBOOK!

"Mira Vista Naples Residents"  
...is the group name to search  
for on FACEBOOK.  
See you there



## BE A GOOD CONDO NEIGHBOR

Put pool chairs, tables and lounge chairs back together/arranged when you are done. Close umbrella. Owners, please inform your tenants that these and all other rules apply to tenants.

## SEE SOMETHING? SAY SOMETHING!

Mira Vista community safety and wellbeing depends on our sharing concerns

## LEASING PROCESS

It has come to the Association's attention that several investor owners have not provided lease information regarding the tenants occupying their unit. It is imperative that tenant information be on file not only for the safety and welfare of all Mira Vista residents but for assistance in tenant emergency situations.

Lease requirements:

1. 30 day minimum for lease period.
2. Maximum 3 leases per calendar year.
3. **Lease application for new tenants and lease renewals must be submitted to Sandcastle Community Management prior to move in for BOD approval.**
4. Please ensure timely payment of the Lease Application Fee and Lease Security Deposit.
5. Attach all required documents as specified in the Lease Application.
6. Tenants must await board approval before moving in.

Your cooperation in following the Mira Vista rules and regulations ensures the safety of all residents.

**TRASH / RECYCLING** - All residents, owners and renters are required to follow the association guidelines regarding trash and recycling. Items too large to fit in the dumpster must be coordinated with Sandcastle for pickup and disposal and not left visibly on the property. The recycling company will not take recycling bins that have trash in them which continues to be a problem. If you don't want to recycle, place all trash in the dumpster. If you want to recycle, no trash in the recycle bins. Additionally, boxes that are not broken down and put in the recycling bins will not be taken. Please have pride in our community and adhere to the trash and recycling guidelines. **The dumpster and recycling area are now monitored by video cameras.**

## BAT COLONY

The bat colonies that resided in the attic space of the Mira Vista buildings have been removed by THE FRIENDS OF BATS Company. All bat entrance points have been sealed to prevent bats from entering. Attic areas and storage rooms were treated for odor and bat guava. **A follow up treatment was performed on Friday, March 15<sup>th</sup> for lingering odors in the elevator car of the 481 building.**

## SUMMIT BROADBAND

As a result of continuing pixel problems with the cable service, the association received a \$1,037. credit to the January association cable bill. After an email request by the association, 21 owners responded that their units have continual problems. Summit technicians evaluated the service on Thursday, March 14<sup>th</sup> and are now scheduled for a major equipment evaluation on Wednesday, March 20<sup>th</sup>. Possible lengthy out of service will occur on March 20. It is recommended that residents with critical internet access needs plan accordingly. **Mira Vista is committed by 7 year contract to Summit Broadband until next year (2025).** Now is your opportunity to be on a committee to evaluate a new proposal from Summit in addition to possible proposals from other cable/internet service providers. Please notify one of the BOD of your interest. This is your opportunity to develop a positive solution for the entire Mira Vista community.

## MIRA VISTA FRONT DOOR LIGHTS

Our Mira Vista cleaning contractor will replace exterior front door building lights. Since their work is performed during daylight hours, should your front door bulb need replaced, **please put an obvious strip of blue painters tape on the white globe.** Within the next week's cleaning the contractor will see the blue tape and replace the bulb.

constructively. You can always send an inquiry on the website or an email to the Communications Committee.

**MIRA VISTA property is now monitored by video camera. Please follow all Mira Vista Rules and Regulations.**

## **ENSURE UNIT ACCESS IN CASE OF EMERGENCY**

**All unit owners are required to provide means to access their unit 24/7 for emergency purposes of extreme urgent building damaging maintenance. At all times, emergency access is important. In the event access is required, if you do not have a key or access code on file with the association, a locksmith will be called and you will be billed for the locksmith services. Owners will be notified base upon the contact information you have previously provided. These actions are clearly defined as requirements in our association bylaws as well.**

## **CAR ACCIDENT**

On the evening of Tuesday, February 13, 2024 a speeding vehicle could not make the turn in front of the 491 building. It crashed into the trees and shrubs and landed on its side approximately 15 feet from the building. Shrubs and plants were destroyed, utility boxes were damaged, car parts were strewn everywhere, and 100s of pieces of car glass were scattered across the area. EMS removed a young man from the vehicle and Collier County Sheriff was on the scene to document the accident. The area has been cleaned of dead shrubs and plants, car parts, and broken glass. **We have obtained the police report and the association is pursuing legal actions to recover for the damages done to Mira Vista property.**

## **PROCEDURE FOR WATER LEAKS IN CONDO CEILINGS**

Recently there have been several situations where leaks in an above unit have impacted the unit below. The Mira Vista Condominium Association is providing clarification and implementing procedures to minimize the possible damage created by a leak from a unit above.

The Mira Vista Condominium Association is responsible for common areas and shared building elements. With regard to plumbing lines, examples of condominium association responsibilities would be **common water lines that serve all units prior to entering the condominium and stack drains that are used by all units.**

The condominium unit owner is responsible for water supply lines and drain lines that serve their condo associated with kitchen and bath sinks, faucets, garbage disposal, dishwashers and refrigerators, tubs, shower enclosures, shower pans and drains, toilet bowls, toilet tanks, wax rings, supply lines and drains, hot water tanks, washing machines and AC units. **Unit owner must address any issues cause by water damage within your unit and the unit above or below**

When a ceiling water leak is detected, immediately contact your neighbor above to determine if the leak is coming from a running water source or from occasional use of a drain like a shower. If your neighbor is home, calmly explain and ask for help in solving the problem. Ask your neighbor to try to determine where the leak is coming from, water source versus drain. Once determined, ask the neighbor to not use that item causing the problem until the repair can be made. Request the neighbor to contact a plumber as soon as possible. Get the neighbor's telephone number and ask the neighbor to inform you when the repair is complete.

If your neighbor is not home, leave a note on the door and ask the neighbor to contact you as soon as possible. If you don't hear from the neighbor in 24 hours contact Sandcastle Community Management (239-596-7200) to inform them of the leak situation, provide pertinent information, and that you attempted to contact the neighbor and left a message on the door with no response. Sandcastle will attempt to notify the owner of the unit, that they must immediately check, or have their condo checker to check for the leak. **It is the condo owner's responsibility to take appropriate action to stop the leak before it does additional damage, and to repair the leak as soon as possible.**

If the leak is causing flooding in your unit, that would be considered an emergency. Knock on your neighbor's door. If they are home explain the situation and ask the neighbor to turn the main water off if possible. If not home, call Sandcastle Community Management and follow emergency procedures. It is the responsibility of the owner to resolve water leaks associated within their unit. Mira Vista is over 25 years old. Many shower pans have condo drainage lines that are original and the seals have become faulty. These are the responsibility of the unit owner. All owners should have insurance to cover such situations. The most important thing is to get the leak isolated and repaired as soon as possible to avoid further structural damage.

Your association strongly recommends that when you are away from your unit for more than 48 hours, you turn your main water supply line off. Seasonal owners are encouraged to turn their main water supply line off and also to turn the circuit breaker off to their electric hot water tank. If you do not turn the incoming water supply off, you could create a continual flow of water that could cause significant damage to your condominium and leaking in the unit below yours.

BC Plumbing is familiar with our Mira Vista property and has been the plumber of choice the association has used. BC Plumbing can be reached at: 239-455-5040  
[www.bcplumbingswfl.com](http://www.bcplumbingswfl.com) or [bcplumbingswfl@gmail.com](mailto:bcplumbingswfl@gmail.com)