



For your Calendar:

2024 BOD Meetings
3rd Tuesday
EVERY OTHER
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
Deborah Baluch—Director

**JOIN US ON
FACEBOOK!**

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

2023 Accomplishments and Planning for 2024 Annual Meeting

The 1st BOD meeting for 2024 is this upcoming week, on Tuesday, January 16th at 7:00pm EST.

Please also mark you calendars for the **2024 Annual Owners Meeting: February 20th**, in the clubhouse and via Zoom. Please watch your email for meeting access for all meetings.

As we step into this fresh new year, please take a moment to reflect on the 2023 recap of Objectives and Accomplishments. The BOD wishes each of you joy in this Happy New Year!

During the 2023 calendar year, the BOD had objectives of:

1. Protecting the investment of every owner
2. Enforcing the Rules and Regulations fairly
3. Monitoring building maintenance
4. Following sound business financial practices
5. Planning for the future
6. Obeying all Florida laws pertaining to condominiums

Many significant projects were accomplished to protect the investment of every condominium owner. Your Board of Directors has appreciated the support. Specific activities and accomplishments for 2023:

- 1) The establishment of a sound financial budget
- 2) Structural Integrity Reserve Study
- 3) Negotiated Insurance policy following Hurricane IAN
- 4) The modernization of our elevator mechanical equipment
- 5) Compliance with State mandated elevator door locking systems
- 6) Installation of new elevator flooring and light fixtures
- 7) Negotiations with the Contractor resulted in the repainting of the common area walkways
- 8) Updating of official Rules and Regulations
- 9) Resolution of the legal case filed by previous cleaning personnel
- 10) Power washing of all carports
- 11) Roof repairs
- 12) Tree trimming
- 13) Installation of new fire alarm panel equipment
- 14) Inspection of all A building in unit fire horn alarms
- 15) Installation of new fire extinguishers
- 16) Removal of bat colony (in progress)

Operating a condominium association carries many of the same duties and responsibilities as a major business. Your Board of Directors is constantly working to protect and enhance your asset, the Mira Vista community.

Mira Vista

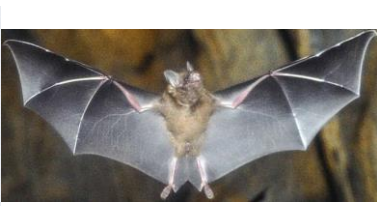


Tips for Community Living Wellness

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; and you will be billed for the locksmith services. Owners will be notified using the contact info you have provided. Our bylaws clearly define these requirements as well.



Bat Relocation Project UPDATE

In recent months, several residents have observed bats on the building walkways. During a recent roof repair, the roofers entered the attic spaces and observed a significant number of bats, bat guano, and an unpleasant bat odor. During Q4, your association had three companies evaluate the bat problem and each confirmed the presence of significant bat colonies in the Mira Vista attics.

The Board of Directors has selected the FRIENDS OF BATS company to rid our buildings of the bat colonies. The process involves installing one way netting which will allow the bats to leave the attic spaces but not allow re-entry. The expense to solve the bat problem is approximately \$23,000. You should be aware that there were no funds allocated in the 2023 budget to remove bats. The Board is hoping to not require a special assessment for this problem.

The Board of Directors will work closely with Sandcastle to evaluate the remaining 2023 budget and determine how to optimize the collective needs versus funds available. Please see meeting minutes on the website for details on the options the BOD considered.

The safety and health of all residents of Mira Vista is of major concern to the Mira Vista Board and necessitated immediate resolution of this problem.

ELEVATOR MODERNIZATION UPDATE

All elevators in Florida were required by Florida state mandate to have an elevator door locking mechanism installed before December 31, 2023. Elevators manufactured after 2000 already have the door locking mechanism installed.

Mira Vista elevators are pre-2000, which meant that we were required to upgrade and have the door locking mechanism installed prior to December 31, 2023. Due to the age of our elevator mechanical components, (almost 30 years), it was strongly advised to completely modernize all of the cabling, mechanical components, motors, and call stations while installing the mandatory door locking mechanism.

We are pleased to inform you that the elevator modernization project is completed. Recently, new flooring has been installed in addition to new light fixtures. **As a safety precaution, should you ever become stuck in an elevator, look for the "call button" on the control panel (there is no telephone).** When depressed, it will put the occupants of the car in direct communication with a service technician. An immediate response time will be provided to the occupants.