

From: cecilia.torres-toledo@akerman.com
To: [Negron, Luis](#)
Subject: FW: PM2022-05628 - Status Update

Good evening Luis,

Sony advised that you are now monitoring the above-captioned citation. We are providing progress pictures every 3 months to demonstrate continued compliance. Please see enclose pictures taken on 02/06 showing pool remains drained and Property is landscaped. Please let me know if any questions. Thank you.

****Note** I though I had sent this email on 02/06 but noticed today that it was stuck in my drafts.

Thank you.

Cecilia Torres-Toledo

(She/Her/Hers)

Associate

Akerman LLP | 98 Southeast Seventh Street, Suite 1100 | Miami, FL 33131

D: 305 982 5547 | T: 305 374 5600 | C: 305 494 2624

cecilia.torres-toledo@akerman.com

From: Remilien, Sony
Sent: Monday, November 28, 2022 3:10 PM
To: Torres-Toledo, Cecilia (Assoc-Mia)
Cc: cperez@13fi.com; Negron, Luis
Subject: RE: PM2022-05628 - Status Update

[External to Akerman]

Good afternoon Ms. Toledo,

Thanks for the continued effort to ensure that the property remains compliant. Code Compliance Officer Luis Negron will now be the point of contact as he will now oversee this case. Please direct any further correspondence to him. He is copied on this email. Thanks again for your cooperation.

From: cecilia.torres-toledo@akerman.com <cecilia.torres-toledo@akerman.com>
Sent: Monday, November 28, 2022 09:50 AM
To: Remilien, Sony <SonyRemilien@miamibeachfl.gov>
Cc: cperez@13fi.com
Subject: RE: PM2022-05628 - Status Update

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Good morning,

Hope you had a fantastic holiday. Sending some pictures of the pool which was redrained after the storm we had a couple of weeks ago.

Thank you.

Cecilia Torres-Toledo

(She/Her/Hers)

Associate

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From: Remilien, Sony <SonyRemilien@miamibeachfl.gov>
Sent: Thursday, November 17, 2022 9:54 AM
To: Torres-Toledo, Cecilia (Assoc-Mia) <cecilia.torres-toledo@akerman.com>
Cc: cperez@13fi.com
Subject: Re: PM2022-05628 - Status Update

[External to Akerman] Will do.
Get [Outlook for iOS](#)

From: cecilia.torres-toledo@akerman.com <cecilia.torres-toledo@akerman.com>
Sent: Thursday, November 17, 2022 9:06:50 AM
To: Remilien, Sony <SonyRemilien@miamibeachfl.gov>
Cc: cperez@13fi.com <cperez@13fi.com>
Subject: RE: PM2022-05628 - Status Update

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Got it. Thanks for clarifying. If any issues come up, please do not hesitate to contact me via email or at my phone numbers below. Thank you.

Cecilia Torres-Toledo

(She/Her/Hers)

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cecilia.torres-toledo@akerman.com

From: Remilien, Sony <SonyRemilien@miamibeachfl.gov>
Sent: Thursday, November 17, 2022 6:10 AM
To: Torres-Toledo, Cecilia (Assoc-Mia) <cecilia.torres-toledo@akerman.com>
Cc: cperez@13fi.com
Subject: RE: PM2022-05628 - Status Update

[External to Akerman] Good morning Ms. Toledo,
The Notice of Violation for this particular case remains open for 1 year due to the property being vacant. As you mentioned previously, routine maintenance to ensure the overgrowth is pool is being tended to so long as that takes place there won't be any fines assessed.

MIAMI BEACH

Sony Remilien Code Compliance Officer II

CODE COMPLIANCE DEPARTMENT, ISO9001 Certified

1680 Meridian Avenue Suite 602, Miami Beach, FL 33139

Lobby Hours: Tuesday – Friday, 8:30AM – 12:00PM and 1:00PM – 4:30PM (Closed Monday)

Building Access Code: Dial 602

Tel: 305-673-7000 ext. 22719

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From: cecilia.torres-toledo@akerman.com <cecilia.torres-toledo@akerman.com>

Sent: Tuesday, November 15, 2022 10:46 AM
To: Remilien, Sony <SonyRemilien@miamibeachfl.gov>
Cc: cperez@13fi.com
Subject: RE: PM2022-05628 - Status Update

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Good morning Mr. Remilien,

I called the Code Compliance office today and was advised that you've entered notes in the file noting that you inspected the Property and both the overgrowth and the stagnant water issue we were cited for have been corrected. If so, then why has the violation not been closed? What steps are pending to close same? Please advise.

Thank you.

Cecilia Torres-Toledo

(She/Her/Hers)

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cecilia.torres-toledo@akerman.com

From: Torres-Toledo, Cecilia (Assoc-Mia)

Sent: Monday, November 14, 2022 12:20 PM

To: 'Remilien, Sony' <SonyRemilien@miamibeachfl.gov>

Cc: cperez@13fi.com

Subject: RE: PM2022-05628 - Status Update

Good morning,

Hope you had a nice weekend. Can you please confirm of the below images showing correction of the violation and advise what steps if any we need to take to close out the violation. Thank you.

Cecilia Torres-Toledo

(She/Her/Hers)

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cecilia.torres-toledo@akerman.com

From: Torres-Toledo, Cecilia (Assoc-Mia)

Sent: Thursday, November 10, 2022 1:25 PM

Subject: RE: PM2022-05628 - Status Update

Good afternoon Mr. Remilien,

Hope you stayed safe yesterday during the storm. Please see enclosed below pictures of our pool taken today. Unfortunately due to the heavy rains for the past two days there is some water accumulation, but you can clearly see that it is fresh water (first image) and not the green water we were cited for (second image). The Property owner has coordinated to have the pool regularly pumped so that water does not rot.

Please let us know if we need to take any further steps to close out the violation. Thanks so much.



Cecilia Torres-Toledo

(She/Her/Hers)

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cecilia.torres-toledo@akerman.com

From: Torres-Toledo, Cecilia (Assoc-Mia)

Sent: Tuesday, November 8, 2022 4:04 PM

To: 'Remilien, Sony' <SonyRemilien@miamibeachfl.gov>

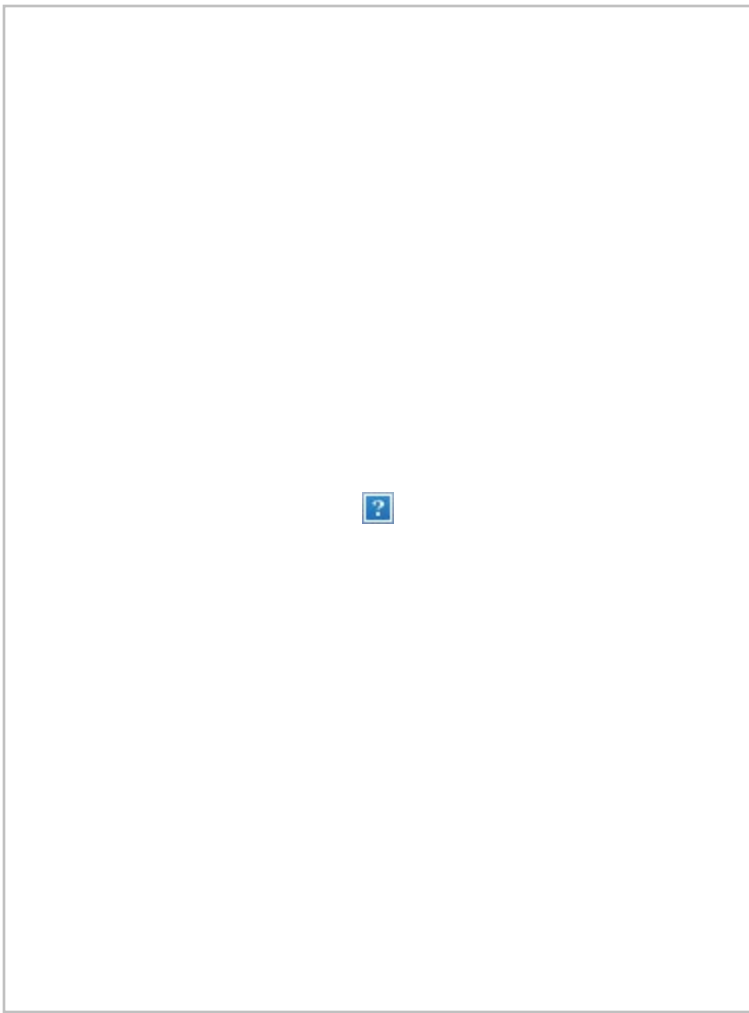
Cc: cperez@13fi.com

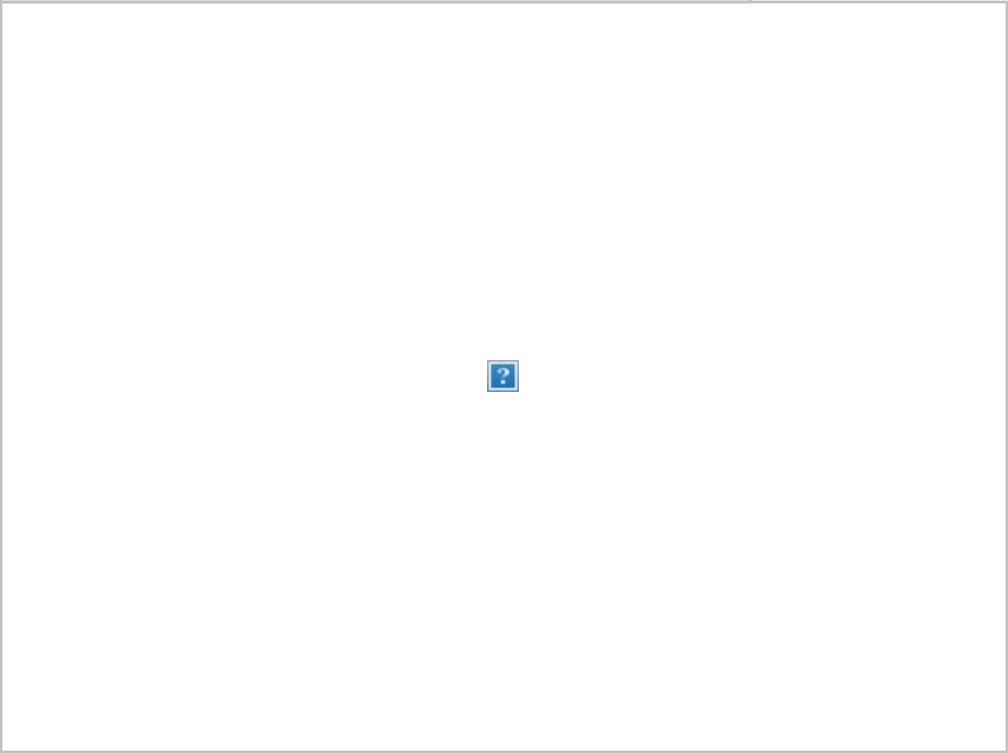
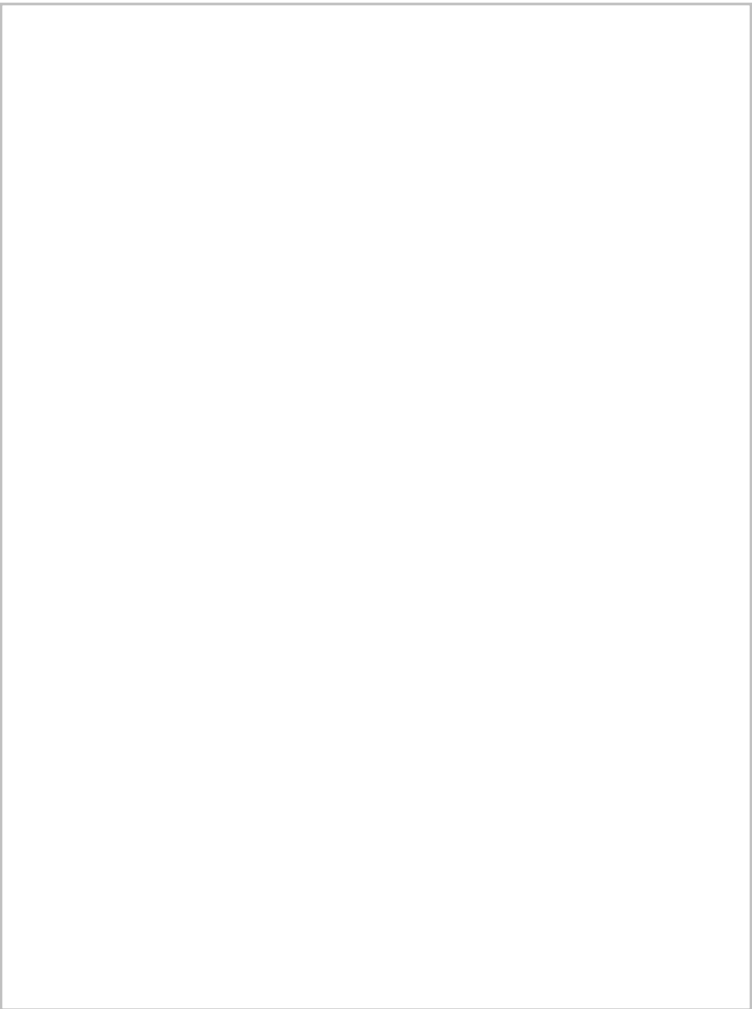
Subject: RE: PM2022-05628 - Status Update

Good afternoon Mr. Remilien,

Hope all is well. As discussed, we had vendors come to the Property to deal with the stagnant pool water and landscaping overgrowth. Both have been addressed. Here below are pictures of the landscape work. We are still waiting on pictures from the pool vendor (he forgot take pictures when he performed the work), but I can confirm that the work has been done and will forward pictures as soon as we have them.

Kindly let us know if we need to do anything further to close out this violation. Thanks so much!







Cecilia Torres-Toledo

(She/Her/Hers)

Associate

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cecilia.torres-toledo@akerman.com

From: Remilien, Sony <SonyRemilien@miamibeachfl.gov>

Sent: Thursday, November 3, 2022 7:04 AM

To: Torres-Toledo, Cecilia (Assoc-Mia) <cecilia.torres-toledo@akerman.com>

Cc: cperez@13fi.com

Subject: RE: PM2022-05628 - Status Update

[External to Akerman]

Good morning Ms. Torres,

Thank you for your prompt response and taking the initiative to rectify the issues in the aforementioned violation. Should you have any questions, please feel free to bring them to my attention and I will gladly assist.

MIAMIBEACH

Sony Remilien Code Compliance Officer II

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From: cecilia.torres-toledo@akerman.com <cecilia.torres-toledo@akerman.com>

Sent: Wednesday, November 02, 2022 01:39 PM

To: Remilien, Sony <SonyRemilien@miamibeachfl.gov>

Cc: cperez@13fi.com

Subject: PM2022-05628 - Status Update

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Good afternoon Mr. Remilien,

Hope all is well. We are in receipt of violation PM2022-05628 for the Property at 3621 Collins Avenue. According to the Notice the violation was issued for “green stagnant water accumulating in the pool area and overgrowth throughout the property.” Please note that we have already coordinate with vendors to drain the pool area and to landscape the property. We will forward pictures evidencing compliance before our 11/08 compliance deadline.

In the meantime, if you have any questions or further concerns please feel free to contact me via email or phone at any of the below numbers. Thank you.

Cecilia Torres-Toledo

(She/Her/Hers)

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