



Views From...

Brickell Key II

A Newsletter for the Residents of the Brickell Key II Condominium Association, Inc.

Volume 1 Issue 9

August 2019

BRICKELL KEY II

Condominium Association, Inc.

540 Brickell Key Drive
Miami, Florida 33131

PROPERTY STAFF

Managed by ... KW Property Mgt.
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ASSOCIATION OFFICERS

President..... Frank Simone

Secretary..... Lance Benson

Treasurer Adrian Diaz

Director Sandra Barrera

Director David Lowey

IMPORTANT NUMBERS

Office..... 305-381-7777

Fax 305-381-7737

Website: .. <http://web.kw-ic.com/BrickellKeyTwo/>

OFFICE HOURS

Mon - Fri..... 8:30 am - 5:30 pm

NEWSLETTER

Editor: Elys Rodriguez

Message from the Management

NEW INSURANCE COVERAGE REQUIREMENTS FOR UNIT OWNERS

Dear Brickell Key II Residents,

On March 25, 2019 the proposed amendment for Section 14.1 and 14.8 of the Article 14 of the Declaration was approved.

The Amendment has been recorded and is effective for all current and future owners.



SECTION 14.1 OF ARTICLE 14 OF THE DECLARATION OF CONDOMINIUM OF BRICKELL KEY II CONDOMINIUM ENTITLED "PURCHASE, CUSTODY AND PAYMENT"

(f) Personal Property and Liability. Unit Owners shall obtain insurance coverage at their own expense upon personal property lying within the boundaries of their Unit and for their personal liability and for any other risks not otherwise insured in accordance herewith. Each Unit Owner and tenant shall provide the Association with a copy of a binder, a policy or other proof satisfactory to the Association of said insurance coverage naming the Association as a certificate holder and additional insured.

SECTION 14.8 OF ARTICLE 14 OF THE DECLARATION OF CONDOMINIUM OF BRICKELL KEY II CONDOMINIUM ENTITLED "UNIT OWNERS PERSONAL COVERAGE"

Unit Owners Personal Coverage. Insurance policies issued to individual Unit Owners and their tenants shall provide that the coverage afforded by such policies is excess over the amount recoverable under any other policy covering the same property without rights of subrogation against the Association. The insurance purchased by the Association shall not cover claims against an Owner or tenant due to accidents occurring within his/her Unit, nor casualty or theft loss to the contents of an Owner's Unit. It shall be the obligation of the individual Unit Owner and his/her tenant, to purchase and pay for insurance as to all such other risks not covered by insurance carried by the Association.

Unit Owners shall provide the Association with a copy of a binder, a policy or other proof satisfactory to the Association of said insurance coverage naming the Association as a certificate holder and additional insured by **November 1, 2019.**



Management (from page 1)

Please do not hesitate to contact the management office, should you have any questions.

WEBSITE ACCESS

We always try to provide all information to our owners. Remember you may access the website to look into applications, reservations forms, newsletters, as well as the governing documents, meeting minutes or monthly financials.

If you need assistance to access the website don't hesitate to contact the Management Office.

TENANT EVALUATION

We are happy to announce that our account with Tenant Evaluation is active!! All applications for Lease/Purchase as well as Guests/Additional Occupants will be completed online by the applicant.

Applicants can go to: <https://www.tenantev.com/> and create their user account to start the applications.

Please make sure to select the correct application type before proceeding with the application process:


- Lease/Purchase #5586
- Guests/Additional Occupants # 8689

NOISE LEVELS AND BALCONY DOORS

Please remember to be conscientious and courteous as a neighbor and be aware of the noise levels. Specially after 9:00pm. If you are experiencing high noise levels coming from your balcony sliding doors, please contact a company to address it.

Thank you for your attention;
Brickell Key Management Team

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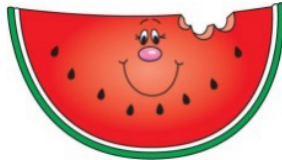
786-486-9022
Excellent References
Resume Available on Request

Wonders of Watermelon

August 16th is National Watermelon Day! Wondering how to choose the best watermelon you can find? Look for a firm, symmetrical melon, free from bruises, cuts, and dents. Thumping a watermelon won't tell you as much as simply picking one up. A good watermelon will be heavy for its size. The underside should have a creamy yellow spot, indicating that it sat on the ground and ripened in the sun. Watermelons are great tasting treats for hot summer days. Try the recipe below!

WATERMELON POPSICLES

- 3 cups watermelon juice
- 1/2 cup sugar • 2 teaspoons fresh lemon juice
- 1/2 cup water



Cut watermelon into cubes and rub through a strainer to remove seeds. In saucepan mix together sugar and water; simmer 3 minutes. Remove from heat; stir in watermelon juice and lemon juice. Turn into 2 ice trays. Freeze until very mushy and insert a popsicle stick in each cube. Freeze.

Hurricane Trivia

- It wasn't until 1953 that the U.S. National Weather Service started using women's names for storms. In 1979, men's names were added.
- Around the end of the 19th century, an Australian meteorologist began giving women's names to tropical storms and hurricanes.
- A list of names is put together that includes names beginning with every letter of the alphabet except Q, U, and Z.
- Today, the World Meteorological Organization uses six lists in rotation, reusing the same list every six years. If a hurricane is particularly deadly or costly, the name is retired and a new name is chosen.



School Daze

School is back in session in August please use caution while driving!



A new teacher was trying to make use of her psychology courses. She started her class by saying, "Everyone who thinks you're stupid, stand up!" After a few seconds, Little Johnny stood up. The teacher said, "Do you think you're stupid, Little Johnny?" "No, ma'am, but I hate to see you standing there all by yourself!"

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