



Views From...

Brickell Key II

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

Volume 2 Issue 11

October 2020

BRICKELL KEY II

Condominium Association, Inc.

540 Brickell Key Drive
Miami, Florida 33131

PROPERTY STAFF

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305-381-7777

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Asst. Manager.... Joanna Espino
Jespino@kwpmc.com

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ASSOCIATION OFFICERS

President..... Frank Simone

Treasurer Adrian Diaz

Director Sandra Barrera

Director Marta Joltac

IMPORTANT NUMBERS

Office..... 305-381-7777

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

OFFICE HOURS

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

NEWSLETTER

Editor: Joanna Espino



2021 BUDGET ADOPTION MEETING for Brickell Key II Condominium Association, Inc.

Dear Brickell Key II Unit Owners,

On October 16, 2020 the Association emailed and mailed you the documents related to the approval of the 2021 Budget. After carefully reviewing that information, *it is extremely important that you complete and return your Proxy in the self-addressed envelope provided, on or before November 16, 2020 at 6:30 PM local time, when the Budget Meeting will be held.*

Your Board of Directors and Management have worked extremely hard over the past few months in order to improve the overall level of services in the building while keeping maintenance fee increases to a minimum. We accomplished this through careful budget analysis, fact-based forecasting, and by working closely with all of our service providers to ensure that we are obtaining the highest level of service for the price. Providing that the membership (owners) votes to PARTIALLY FUND RESERVES, we will see an increase of approximately 3% in our maintenance fees. This 3% increase is a direct result of two (2) primary items. First, our property and wind insurance increased by approximately 14% from \$563,000 to \$641,000 (an increase of \$77,000). Second, our water consumption, as result of residents working from home, has increased approximately 60% from \$175,000 to \$280,000 (an increase of \$105,000). In order to mitigate these increases, we: 1) changed security company vendors (for a savings of \$10,000); 2) renegotiated our gas contract (for a savings of \$15,200); 3) changed telephone vendor (for a savings of \$7,800); 4) eliminated the assistant property manager position (for a savings of \$14,700 after providing the remaining employees with a 2.5% increase); and 5) decreased our capital improvements by half (to \$50,000). Our 2021 budget includes

Continued on page 2



Budget Adoption Meeting (cont. from page 1)

\$50,000.00 of continuing capital improvement funds. The board intends to increase this amount in future budgets so that we can continuously upgrade and beautify our building.

In order to obtain the aforementioned maintenance fees, the owners will need to vote: **YES, I WANT PARTIALLY FUNDED RESERVES.** To partially fund the Reserves, we will need to obtain the majority vote of more than 50% of the owners (a quorum), either in person or by Proxy. As a point of reference, owners of Brickell Key II Condominium have historically voted to partially fund Reserves.

In the event that we do not obtain enough votes and

have to FULLY FUND RESERVES, the 2021 Monthly Maintenance Fees will increase by approximately 23%. To avoid this, we are stressing the importance of sending your Proxy via mail, fax or email prior to the Budget meeting on November 16, 2020 to 305-381-7737 (fax) or rosaural@kwpmc.com.

If you have any questions or require assistance completing your Proxy, please feel free to contact the Association Management Office at the telephone number below or by email at rosaural@kwpmc.com.

Sincerely,
Your Board of Directors
Frank Simone, Adrian Diaz-Sieckel, Sandra Barrera, and Marta Joltac

NOV. 3 VOTE RUBIN YOUNG

LET'S PUT OUR COMMUNITY FIRST

MAKE THE RIGHT DECISION EVERY VOTE HAS POWER

Punch #57

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October Is Breast Cancer Awareness Month

How can I find breast cancer early?

The best way to find breast lumps that may be cancer is to do 3 things:

- Have regular mammograms.
- Have your doctor check your breasts.
- Check your breasts yourself every month.
- Doing all of these things gives you the best chance to find cancer as early as you can. Finding breast cancer early makes treatment much easier and more effective. More than 90 out of 100 women whose breast cancer is found early will be cured.

Changes to look for in your breasts

- Any new lump (which may not be painful or tender)
- Unusual thickening of your breasts
- Sticky or bloody discharge from your nipples
- Any changes in the skin of your nipples or breasts, such as puckering or dimpling
- An unusual increase in the size of one breast
- One breast unusually lower than the other

For more information you can visit the American Cancer Society's breast cancer Web site at www.cancer.org/ or call 800-ACS-2345. You can also visit the Breast Cancer Network's Web site at www.breastcancer.net.



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Excellent References
Resume Available on Request

PUMPKIN CHEESECAKE

INGREDIENTS

Crust:

- 1/3 cup reduced-calorie margarine, room temp.
- 2 cups graham-cracker crumbs

Filling:

- 1 container (24 ounces) nonfat cottage cheese (3 cups)
- 1 tub (12 ounces) light cream-cheese
- 1-1/4 cups packed light-brown sugar
- 2 large egg whites
- 2 large eggs
- 1 can (16 ounces) solid-pack pumpkin
- 2 tablespoon cornstarch
- 2 teaspoon pumpkin-pie spice
- 1 teaspoon vanilla extract
- Lightly grease bottom & sides of 9x3" spring form pan.

DIRECTIONS

Crust:

1. Mix margarine and cracker crumbs in a bowl until evenly moistened.
2. Press over bottom and 2 inches up sides of prepared pan.

Filling:

1. Heat oven to 325 degrees F.
2. Process cottage cheese and cream cheese product in a

3. food processor or blender about 2 minutes, scraping down sides 2 or 3 times, until thick and smooth.
4. Add brown sugar, process until sugar dissolves.
5. Add eggs and egg whites and process just until blended.
6. Transfer to a large bowl.
7. Stir in pumpkin, cornstarch, spice and vanilla until well blended and smooth.
8. Pour into crust.
9. Bake 1 hour & 20 minutes or until top of cake looks set.
10. Cool completely on wire rack.

To store, cover and refrigerate in pan at least 6 hours or up to 4 days.



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