



# EMERALD

Monthly  
Newsletter

AT · BRICKELL

Volume 11 Issue 8

A Newsletter for the Residents of Emerald at Brickell Condominium Association

August 2019

## Emerald at Brickell Condominium Association

218 S.E. 14th Street  
Miami, Florida 33131

### ASSOCIATION OFFICERS

**President**.....Judy Santos  
**Vice President** ..... Megan Tamaccio  
**Treasurer** ..... Hector Nieto  
**Secretary**..... Roxanne Rodriguez  
**Director** ..... Jessica Melendez

### PROPERTY MANAGEMENT

**Property Mgr.**..... Ashley Rodriguez  
manager@emeraldbrickellcondo.com  
**Admin. Asst.** ..... Stephanie Francis  
Admin@emeraldbrickellcondo.com  
**Maint. Supervisor** ..... Victor Gonzalez  
**Asst. Maintenance** ....Franklin Presbot  
**Lead Concierge** .....Scarlett Hundley

### IMPORTANT NUMBERS

**Office:**..... 305-416-6065  
**Security:**..... 305-416-6045  
**Maintenance:**..... 305-416-6065  
**Fax:** ..... 305-416-6067  
**Direct TV:** .....1 (800) 531-5000  
**Web pass:**.....1 (800) 932-7277

### OFFICE HOURS

**Mon., Wed. & Fri**... 7:30 am - 4 pm  
**Tues & Thurs** ....7:30 am - 6:30 pm



## Get an Insurance Checkup

Want to save a little money? Take a hard look at your insurance coverage. Experts recommend getting an insurance checkup once a year. You may find that your situation has changed and you need less, or more, insurance. Laws in your state may have changed or it may be time to get a new insurance company.

To make your insurance checkup easier, gather together the paperwork for all of your insurance coverage, including homeowners or renters insurance, life, auto, and any other type you may carry. This will help you compare costs vs. coverage.

### Some important questions to ask:

- Am I eligible to discontinue PMI (private mortgage insurance) on my homeowners policy?
- Have any laws changed in my state requiring more or less coverage?
- Has my employer begun to offer more or less insurance, including disability, life, or supplemental insurance?
- Do I qualify for any additional discounts?
- Can I save money with a higher deductible?
- What is the best deal I can get on this type of coverage?

Once you've talked with your current agent and gotten a firm price on the insurance coverage you want, take the time to call around to other companies. You may be surprised at the savings you can find. If you do find a better deal elsewhere, it is easy to switch. Simply start up your coverage at the new company and then send a letter or fax to your original insurance agent stating when you would like your coverage discontinued. If there is remaining time on your policy, you will receive a refund of the amount you've already paid.



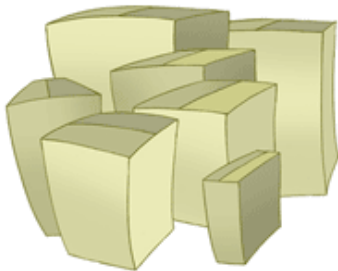
## Scooter/ Motorcycles & Bikes

Parking is required as we no longer allow parking on the ground level floor. Parking Fee: Scooters are \$35 monthly, Motorcycles are \$50 Monthly and Bikes are \$25 yearly. Must be registered in the office by resident in order to park.



## Empty Boxes

If you have empty boxes, DO NOT throw them down the trash chute. Please bring them to the recycling bins located on the ground floor behind the Security Desk. Thank you for your cooperation.



**stellar**  
Public Adjusting Services  
Professional Insurance Claim Representation

**GOT PROPERTY DAMAGE?  
GET HELP NOW!**

**RE-OPEN OLD & DENIED CLAIMS**

**FREE CLAIM INSPECTION**

**IS YOUR ROOF LEAKING?**

**ARE YOU HAVING PLUMBING BACKUPS?**

**DO YOU HAVE WATER DAMAGE?**

**DOES YOUR DRAIN LINE NEED TO BE REPLACED?**

**MIAMI-DADE (305) 396-9110  
BROWARD (954) 376-6991  
PALM BEACH (561) 404-3069**

**RESIDENTIAL • COMMERCIAL  
COMMUNITY ASSOCIATIONS**



**STELLARADJUSTING.COM**

This is solicitation for business. If you have had a claim for an insured property loss or damage and you are satisfied with the payment by your insurer, you may disregard this advertisement.

License #P175224



**ROSA JACQUELIN**

*Elite Miami Homes*

[WWW.ELITEMIAMIHOMES.COM](http://WWW.ELITEMIAMIHOMES.COM)

WHAT COULD YOUR HOME SELL FOR?  
TEXT "VALUE" TO 786.239.1283



*"Love Where  
You Live!"*



## WHAT CAN CBD DO FOR YOUR PETS?

CBD pet products can help relieve aggressiveness, anxiety, inflammation, arthritis, pain, and improve overall quality of life.

### OUR PRODUCTS ARE:

- Veterinarian formulated
- Organic with 5mg of active CBD per serving
- The Treats are wheat, soy, & corn free
- 60 day empty bottle money-back guarantee



**ORDER ONLINE TODAY!** <http://www.thrivewithmonica.com/CBDProducts>

**Take a Tour of the Business:** <https://thrivewithmonica.com/naturalremedy>

## BLINDS & SHADES

**FREE  
SHOP AT HOME  
SERVICE**

**WE BEAT ANY ESTIMATE  
BLINDS, SHADES, SHUTTERS**

**FREE  
MEASURING &  
INSTALLATION**

**FAST SERVICE, LOWEST PRICES GUARANTEED!**

**20% OFF  
Motorized  
Shades**  
exp. 2/29/20  
must present coupon

**MOTORIZED SPECIALIST**  
VERTICALS REPAIRED & CLEANED  
SHADES REPAIRED & CLEANED

**WE ALSO DO  
REPAIRS**  
VERTICAL TRACKS  
REPAIRED

**305-469-8162 WE SHOW UP! 25 Years in Biz**

## Vending Machines

These are located on the ground level parking area. See desk for information.

## Available Storage

Storage units are now available for rent, please contact the Management Office for details.

## ATM Location

An ATM machine has been placed in the business center for your use and convenience.



## A/C Flush & Filter Change

Compare to an outside A/C company who's prices are high, we charge a minimal fee to have your air condition unit flushed & cleaned, and also replace the filter. This will prevent water from flooding into your unit and the units below.

## Leaky Toilets/Faucets

Please contact the management office if you suspect you may have a problem in your unit, we can usually repair same at a minimal fee. **REMEMBER:** Small leaks could greatly impact the charges paid by the association through the unit owner's maintenance assessments.

## Notary Service

This service is available at a fee in the Management Office during normal business hours.





# CENTRY AIR DESIGNS

FREE ESTIMATES IN NEW UNITS

**100% FINANCING**  
**0% APR FOR 60 MONTHS!** WCA  
*Bad credit no problem. Call for a fast approval.*



Save money on your electric bill by installing a high efficiency A/C unit with low monthly payments

**AIR DUCT CLEANERS SPECIALIST**  
 Do You Suffer From: Nasal Problems • Migraines  
 Eye Irritation • Allergies • Asthma • Bronchitis?

**IF QUALITY IS IN YOUR AIR DUCTS, IT'S IN YOUR LUNGS**

**AIR DUCT CLEANING PLATINUM PACKAGE**



\$25

Per Vent

\$69<sup>99</sup>

Per Vents Unlimited

**AC TUNE-UP**

- Complete System Diagnostic
- Drain Line Flush
- 25 Point AC Check

Expires 12/31/2019

**A/C Complete TUNE-UP**

\$280

- 24 point inspection
- Coil Cleaning • Blower Cleaning • Flush Drain
- Free Refrigerant Recharge up to 3lb.

Expires 12/31/2019

☎ 305-400-9973

**WWW.CENTRYAIRDESIGNS.COM**

Dade • Broward • Palm Beach

Proudly Serving Your Area for over 34 years






State Licensed & Insured  
CACO 1816147



**RESTORATION**

**WATER • FIRE • SMOKE • MOLD**

**ARE YOU HOMEOWNER?**



**DOES YOUR PROPERTY HAVE ANY OF THE FOLLOWING DAMAGES?**

- Hurricane / Thunderstorm
- Kitchen Water Loss.
- Bath or AC Leak.
- Roof Leak.
- Plumbing
- Fire
- Mold

*We are multilingual*

**CALL NOW AND GET**

1-800-523-1485

**RESIDENTIAL & COMMERCIAL**

OUR TEAM OF EXPERTS IS READY TO PROVIDE YOU WITH A **FREE MOLD & WATER DAMAGE INSPECTION!!!**

Mold caused by water, hurricane, damage, etc., is hazardous to the well-being of your family, often resulting in sickness and death when not dealt with immediately.

Certified in Fire and Smoke Restoration,  
Water Damage Restoration,  
Odor Control & Mold Remediation

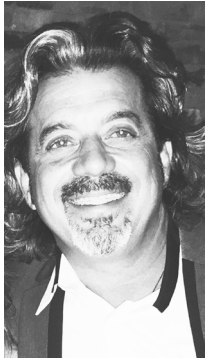
We bill your insurance company directly with no out of pocket expenses.

Published monthly at no cost to the Emerald at Brickell by Coastal Group Publications, Inc. Contact CGP at T: (305) 981-3503 F: (305) 893-4818 to ADVERTISE in one of our newsletters or to get a FREE newsletter for your property.

Persons submitting same agree to do so voluntarily. CGP is indemnified and held harmless from any and all liability arising out of such publication. Coastal Group Publications (305) 981-3503.

# One Dollar Emergency Dental Visit Including Necessary X-Rays

NEW PATIENTS ONLY.



Meet Your Neighborhood Dentist  
**Dr. Edy A. Guerra**

Over 20 years in Surfside / Bay Harbour / Bal Harbour

### Two Locations to Better Serve You

9456 Harding Ave.      4011 W. Flagler St.  
Surfside, FL 33154      Coral Gables, FL 33134

**(305) 866-2626**

<http://www.dentistsurfside.com/>



Miami-Dade Commissioner

# Eileen Higgins

District 5

★ ★ ★

Our office is here to serve you. For assistance, please feel free to reach out:

[www.miamidade.gov/district05](http://www.miamidade.gov/district05) | [district5@miamidade.gov](mailto:district5@miamidade.gov)

/CommishEileen    305-375-5924    @CommishEileen

## Over 130,000 square feet of the lighting, bath, hardware, furniture and accessories that you're looking for.

GET **15% OFF** YOUR NEXT PURCHASE

Must be presented at time of purchase and not applicable to Minka-Aire or WAC Lighting products. Not valid on previous purchases. Offer expires 09/30/19.

COME VISIT OUR SHOWROOMS:  
North Miami: 1850 NE 146 St. • 305.402.4421  
Coconut Grove: 3000 SW 28 Ln • 305.367.8389  
**Farreys.com**

  
**FARREY'S**  
LIGHTING + BATH