



EMERALD

AT · BRICKELL

Monthly
Newsletter

Volume 11 Issue 7

A Newsletter for the Residents of Emerald at Brickell Condominium Association

July 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. MaintenanceFranklin Presbot
Lead ConciergeScarlett 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 & Thurs7:30 am - 6:30 pm



Hurricane Season is here. Are you prepared? AFTER THE STORM

In General

- Stay tuned to local radio for information.
- Help injured or trapped persons.
- Return only after authorities advise its safe.
- Avoid dangling power lines & report them immediately to FP&L, police, or fire dept.
- Beware of snakes, insects, & animals driven to higher ground by floodwater.
- Take pictures of the damage, both to the house and its contents for insurance claims.
- Drive only if absolutely necessary and avoid flooded roads.
- Use telephone only for emergency calls.

Insurance & Claims

Report property damage to your insurance agent immediately. Your agent should provide you with claim forms and arrange for an insurance adjuster to visit your property and assess the damage. Make emergency repairs and document them. Keep all receipts and take photographs of the damages, before and after emergency repairs, to submit with your claim. Take precautions if the damages require you to leave your home. Secure your property. Remove valuable items. Lock windows and doors. Contact your insurance agent and leave a phone number where you can be reached.

No Water

The following are three purification methods, all of which kill microbes:

- **BOILING** is the safest way to purify water. Boil for 10 minutes.
- **CHLORINATION** uses pure, unscented, liquid chlorine bleach to kill microorganisms in water. Add 2 drops of bleach per quart of water, stir and let stand for 30 minutes.
- **PURIFICATION TABLETS** release chlorine and iodine into the water. They are available at most sporting goods stores and some drug stores. Follow the package directions.

Consumer Protection Tips

Home repairs after a disaster may be the most stressful time for a consumer. The following tips will assist you in identifying unlicensed contractors and con artists:

- Be extremely cautious of anyone coming to your home uninvited and offering to do home repairs.
- Insist on obtaining a written estimate or contract.
- Be sure the contract or business card has an address, telephone number and license numbers.
- Ask for references and check them out.
- Don't be pressured into making a quick decision.
- Insist on start and completion dates in the contract, and do not pay the final balance until the work is completed to your satisfaction.

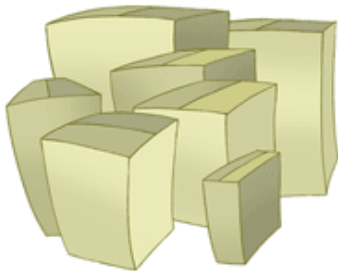
Scooter/ Motorcycles & Bikes

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?

**RESIDENTIAL • COMMERCIAL
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Roof Leaks



Water Damage



Vandalism Damage



Loss of Income



Fire Damage



Flood Damage



Hurricane Damage



Mold Damage

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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.



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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.

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Miami-Dade Commissioner

Eileen Higgins

District 5

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