



Views From...

# Brickell Key II

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

Volume 1 Issue 2

January 2019

## BRICKELL KEY II

**Condominium Association, Inc.**

540 Brickell Key Drive  
Miami, Florida 33131

### PROPERTY STAFF

**Managed by ...** KW Property Mgt.  
305-381-7777

**Manager .** Milagros PonceDeLeon  
*mponcedeleon@kwpmc.com*

**Asst. Manager....** Elys Rodriguez  
*erodriguez@kwpmc.com*

**Admin. Asst. ....** Maribella Ortiz  
*maribellao@kwpmc.com*

### ASSOCIATION OFFICERS

**President.....** Frank Simone

**Secretary.....** Lance Benson

**Treasurer .....** Adrian Diaz

**Director .....** Sandra Barrera

### 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



## Realtor Access

If you are listing your unit for sale or rent, please make sure you notify the management office via email at [maribellao@kwpmc.com](mailto:maribellao@kwpmc.com).

In your communication please include the name of the authorized agents for your unit.

It is also important to remember that the association does not allow lock boxes and we do not hold onto extra keys for your unit to release for realtor access. Any lock boxes found within the community will be removed.



## Digital Front Door Locks

The association does not allow for the installation of digital locks on the entrance of the units.

Any unit with this type of lock will be notified and given a 72-hour window to remove and install a standard key lock.

Failure to comply will result in the association replacing the lock at the unit owners cost.

## Valet Carts

The association has four valet carts available for all BKII residents to use. The following rules apply when using these carts:

1. You must be a resident or registered guest of BKII
2. The carts can only be released by valet or front desk personnel
3. A valid driver's license is required to be held on file until the cart is returned
4. The carts can only be transported via the service elevator
5. The carts are to be used to transport grocery or luggage
6. DO NOT allow for children to be transported on the cart, play with and/or hang off of the carts
7. When utilizing the carts, be mindful of turns to avoid damaging common area walls, doors, etc.
8. Should you damage the cart or common area while utilizing the cart, you will be charged for the required repairs



## 2019 Board of Directors

The Annual Meeting of the BKII Board of Directors was held on January 9th.

There were only four candidate applications for the available five seats on the board, the following individuals were automatically appointed four of the vacant positions:

- President – Frank Simone
- Treasurer – Adrian Diaz-Sleckel
- Secretary – Lance Benson
- Director – Sandra Barrera

The vacancy on the board of directors will be filled at the next scheduled board meeting.

Any unit owner that may be interested in joining the board of directors should submit their interest in writing. Please email this information to the Property Manager, Milagros Ponce De Leon at [mponcedeleon@kwpmc.com](mailto:mponcedeleon@kwpmc.com) by Friday, February 8th.

Should you have any questions please contact the management office.

Thank you,  
BKII Management Team  
Milagros Ponce De León,  
Property Manager

## GYM Etiquette

1. Make sure to familiarize yourself with the posted GYM Rules.
2. Proper fitness attire is required at all times. No boots, sandals or bare feet.
3. Re-rack weights and return equipment to its original location.
4. Do not drop or slam weights.
5. Use a towel or sanitizing wipe to clean benches, seats and handles after use.
6. Take calls outside of the GYM floor area.
7. Use headphones when playing music.



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## Vendor Requirements

The association requires that all vendors register with the management office prior to performing work or providing any services within the community. This requirement applies to all vendors from furniture delivery/pick up to plumbers and a/c technicians.

This procedure protects the entire community including your unit. Should the vendor cause any damages to our common areas, it is vital that the association have the proper licenses and insurances on file.



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## Slow Cooker Chicken Taco Soup for Cold Winter Days

### Ingredients

- 1 onion, chopped
- 1 (16 oz) can chili beans
- 1 (15 oz) can black beans
- 1 (15 oz) can corn, drained
- 1 (8 oz) can tomato sauce
- 1 (12 fluid oz) can or bottle beer
- 2 (10 oz) cans diced tomatoes with green chilies, undrained
- 1 (1.25 oz) package taco seasoning
- 3 skinless, boneless chicken breasts
- 1 (8 oz) package shredded Cheddar
- sour cream
- crushed tortilla chips



### Directions

1. Place the onion, chili beans, black beans, corn, tomato sauce, beer, and diced tomatoes in a slow cooker. Add taco seasoning, and stir to blend. Lay chicken breasts on top of the mixture, pressing down slightly until just covered by the other ingredients. Set slow cooker for low heat, cover, and cook for 5 hours.
2. Remove chicken breasts from the soup, and allow to cool long enough to be handled. Stir the shredded chicken back into the soup, and continue cooking for 2 hours. Serve topped with shredded Cheddar cheese, a dollop of sour cream, and crushed tortilla chips, if desired.



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