



Views From...

# Brickell Key II

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

Volume 1 Issue 6

May 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

**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

## Hurricane Season 2019

Hurricane season is upon us once again and will last through November 30th. Florida can be threatened at any time during this season. Below is some information that will help you prepare for a hurricane or other severe weather emergency and understand how your Association will also prepare your community. There are also some suggested precautions you can take to protect your family and property. Please take a moment to read this very important information.



A tropical storm or hurricane can develop within hours threatening the area. During these months, special precautions need to be taken by everyone in the community. Stay tuned to local weather updates during the season. Several weather services offer email and text notifications for severe weather such as [www.weather.com](http://www.weather.com). The following terms are used by weather forecasters:

**HURRICANE WATCH-A hurricane may strike our area within 48 hours.**

**HURRICANE WARNING-A hurricane may strike within 36 hours.**

Management will mass email periodic updates to all owners and let you know of current conditions or when services have been restored. **Please make sure that management has an updated email address for you.**

All residents are encouraged to develop a personal disaster preparedness plan before an emergency strikes. The following internet links can aid you in further preparations:

<http://www.nhc.noaa.gov>

<http://www.fema.gov>

<http://www.floridadisaster.org>

Please be advised that at the time a Hurricane Watch is issued, KW Property Management Company and its personnel will begin to secure the building and common areas. Before sustained winds reach dangerous levels and the hurricane becomes an imminent threat, the essential personnel will shut down the property's equipment such as the elevators, HVAC equipment and domestic water pumps. This will assure your systems will be operational after weather conditions return to normal and power has been restored.



*Continued on page 2*

### Hurricanes (from page 1)

#### PLAN AHEAD

##### Clear Balconies

Implement as many precautions as practical in advance, such as removing all furniture from your balconies, removing and securing all outside items that might become projectiles during the storm, closing hurricane shutters and placing towels on window sills and on the bottom of all exterior doors.

If you are leaving town for any length of time during hurricane season, please remove all balcony/patio furniture, plants, loose objects and assign a nearby relative or friend to close the shutters. In the event of a storm, do not rely on the Association's staff to make preparations for you; their time will be dedicated to securing the community's mechanical operations and common areas.

##### Emergency Supply Kit

Residents are urged to develop a disaster preparedness plan before emergency strikes. As part of your plan have an emergency supply kit ready. Be sure to have flashlight, battery operated radio, water and food supplies. A full list is available at: <http://www.floridadisaster.org/index.asp>

##### Insurance

Review your insurance policies to ensure you are fully covered. Inventory and take pictures of your apartment and valuables and store photos and documents in water proof container.

##### SPECIAL NEED RESIDENTS

Special needs residents should be sure to register NOW with the front desk or office. Residents who require special care or special transportation have to preregister with the Miami-Dade County Emergency Evacuation Assistance Program at 305-513-7700. 888-311-3233 or 305-468-5402

##### PLAN YOUR EVACUATION

Have a transportation plan and a pre-planned place to stay during an evacuation. Remember that pets are not allowed in most evacuation shelters. Call in advance so you can make plans for you and your pets. As you exit, please sign the security log giving a phone number and address where you may be reached after the storm. Only essential personnel may be allowed back on the community for several days after the storm.

Remember that barrier islands are subject to storm surge or flood and there is only very limited access to leave the island to the mainland. You will want to evacuate well ahead

*Continued on page 3*

**BLINDS & SHADES**

**FREE SHOP AT HOME SERVICE**    **WE BEAT ANY ESTIMATE**    **FREE MEASURING & INSTALLATION**  
**BLINDS, SHADES, SHUTTERS**

**FAST SERVICE, LOWEST PRICES GUARANTEED!**

**20% OFF Motorized Shades**    **MOTORIZED SPECIALIST**    **WE ALSO DO REPAIRS**  
exp. 8/31/19 must present coupon    **VERTICALS REPAIRED & CLEANED**    **VERTICAL TRACKS REPAIRED**  
**SHADES REPAIRED & CLEANED**

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

**DAVILA CONSTRUCTION GROUP LLC.**  
 General Contractor CGC 1521462  
 403 NW 10 Terrace, Hallandale FL 33090  
 Office/Showroom (by appt. only)  
**305.747.6707 / 954-842-4342**  
 Contact@Davila-Construction.com




**23 Years of Experience • Bathroom & Kitchen Remodeling • General Construction • Free Estimates**  
**We Don't Subcontract Jobs • Affordable Prices**  
**ASK FOR OUR CONDO UPGRADE PACKAGES!**

**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 / Bal Harbour**

**Two Locations to Better Serve You:**  
 9456 Harding Avenue, Surfside, FL  
 Phone (305)866-2626 Fax (305)866-2204  
 4011 W. Flagler St. Ste. 506, Coral Gables, FL  
 Phone (305)643-1444 Fax (305)643-0447



**Hurricanes (from page 2)**

of the possibility of flooded roads and mass traffic jams.

When an evacuation order is issued, EVERYONE must evacuate the community. An evacuation area is no place to be during a hurricane. Employees and emergency responders are expected to evacuate as well.

There will be no emergency services during a storm, and authorities will not be available to help you. Essential condo operations, such as the elevators, air conditioning, water service etc. will be suspended. The Condominium could become inundated by a storm surge.

Please also keep in mind that if you do not evacuate, you can expect that there will be no building or

Association services once the staff evacuates and possibly for several days after the storm

At the time a call for evacuation has been issued, the Association employees will conclude the procedures to prepare the community's common areas for the storm and leave. Once an evacuation order is given, you should be packed and prepared to leave. Government officials advise elderly and handicapped residents not to wait for the official evacuation order; please leave early.

After the hurricane has passed, all essential personnel will return to the property as soon as physically possible. Please be safe and plan ahead!

**PLAN TO STAY AWAY**

Once evacuated, you should plan on having to stay away for up to a week or more. Government officials will block the return of all persons, except essential emergency personnel, from coming back to the barrier island for up to several days.

**EN** **LAW OFFICES OF ELLEN NOVOSELETSKY, P.A.**  
 MIAMI ATTORNEY WITH 20 YEARS OF EXPERIENCE  
 PROVIDING ALL YOUR LEGAL NEEDS

- Business & Contract Disputes
- Accidents & Insurance Claims
- Real Estate
- Immigration
- Preparation of Contracts, Wills & Deeds
- Landlord/Tenant & Condo Law

We speak English, Spanish, Russian, and Hebrew

Please call me for a free consultation:  
 305-775-8414 | ellen@novoslaw.com | www.novoslaw.com



**LET US DO OUR JOBS**

While we know it may be tempting to try and call the property to see how we fared during the storm, please do not do so. Management, Maintenance and the Board will be extremely busy getting things back to normal. Management will mass email periodic updates to all owners and let you know of current conditions and when services have been restored. Please make sure that management has an updated email address for you.

Even if Government officials open the barrier island for residents to return, keep in mind that the property may not be ready for you to return, depending on the level of damage incurred, if any. Try to stay away until you hear from us via mass email or the website that it is safe to return.

Updates and news will also be posted on the property's website at <http://web.kw-ic.com/BrickellKeyTwo/>

Thank you for your cooperation and we hope you have an enjoyable and safe summer.

Your Management team and Board of Directors



**\$422,900! 3 bed/ 2.5 bath in West Lake Village.** Gated community, walking distance to Hollywood Beach with 24-hour security. Renovated home, featuring granite counters, crown molding, wood floors, accordion shutters on all windows, private courtyard & a one car garage. Property Amenities include a large swimming pool, tennis and basketball court, gym, playground & billiard room. **For showing contact Irene Buryak!**



**IRENE BURYAK**  
 Realtor®  
 3505 S Ocean Dr, CU-1,  
 Hollywood, FL 33019  
 Cell: 954-934-3173  
 IBrealtor@yahoo.com



# DO NOT Feed the Iguanas

Recently there have been several incidents where Iguanas have been sighted in the pool deck area.



If you are leaving food out for the iguanas, be aware that this is also attracting other undesirable pests (like rats) onto the property.

Once you begin to feed the iguanas, they will come to rely on you for food. They will visit daily, and their friends will follow suit.

We ask that residents refrain from feeding the Iguanas or leaving food behind for them to eat.

# New BBQ's

There are new BBQ's on the Pool Deck for all residents to enjoy!

You may contact the Front Desk or Management office to make a reservation. Please do not dispose of the hot coal in the landscape area. Instead, allow the coals to cool off completely and then dispose of them in the regular trash bins.

Please be courteous and ensure the grill is clean for the next person to use.



# Vendor Access

Please contact the Management Office when you have a scheduled service with an outside vendor such as a plumber, a/c technician, electrician, general handyman, etc. We will place the service on our schedule and contact the vendor to obtain the certificate of insurance. This is required prior to performing any services on the property.



**RJ** ROSA JACQUELIN  
*Elite Miami Homes*  
WWW.ELITEMIAMIHOMES.COM

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



*"Love Where You Live!"*



**EXPO REALTY**

**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

			
Roof Leaks	Water Damage	Vandalism Damage	Loss of Income
			
Fire Damage	Flood Damage	Hurricane Damage	Mold Damage

**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

Published monthly at no cost for Brickell Key II by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.