



EMERALD

AT · BRICKELL

Monthly
Newsletter

Volume 15 Issue 8

A Newsletter for the Residents of Emerald at Brickell Condominium Association

August 2023

Emerald at Brickell Condominium Association

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

ASSOCIATION OFFICERS

President..... Jessica Melendez
Vice President TBD
Treasurer Hector Nieto
Secretary..... Mario Rojas
Director TBD

PROPERTY MANAGEMENT

Property Mgr...... Ydais Laya
manager@emeraldbrickellcondo.com
Admin. Asst. Tiziana Ferrari
Admin@emeraldbrickellcondo.com
Maint. Supervisor Victor Gonzalez
Front Desk 305-416-6045

IMPORTANT NUMBERS

Office:..... 305-416-6046
Front Desk:..... 305-416-6946
Maintenance:..... 305-416-6946
Fax: 305-416-6067
Direct TV:1 (800) 897-9773
Web pass:.....1 (800) 932-7277

OFFICE HOURS

Monday - Friday.... 8:30 am - 5 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.

Slow Cooker Butter Chicken

- 2 tbs butter
- 2 tbs vegetable oil
- 4 large skinless, boneless chicken thighs, cubed
- 1 onion, diced
- 3 cloves garlic, minced
- 1 (6 oz) can tomato paste
- 1 tbs curry paste
- 2 tsp curry powder
- 2 tsp tandoori masala
- 1 tsp garam masala
- 15 green cardamom pods
- 1 (14 oz) can coconut milk
- 1 cup low-fat plain yogurt
- salt to taste



Heat butter and oil in a large skillet over medium heat. Stir in chicken, onion, and garlic. Cook and stir until onion has softened, about 10 minutes. Stir in tomato paste, curry paste, curry powder, tandoori masala, and garam masala until no lumps of tomato paste remain. Pour mixture into a slow cooker; stir in cardamom pods, coconut milk, and yogurt. Season with salt. Cook on high 4 to 6 hours (or on low 6 to 8 hours) until chicken is tender and sauce has reduced to desired consistency. Remove and discard cardamom pods before serving.

Leaky Toilets/Faucets

Please contact the management office if you suspect you may have a leak or running toilet in your unit. **REMEMBER:** Small leaks not addressed could greatly impact the cost of utilities over time and may end up costing the Association more in the future if not addressed in a timely manner.



Notary Service

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



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.

ATM Location

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LOCATIONS**



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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.



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RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?



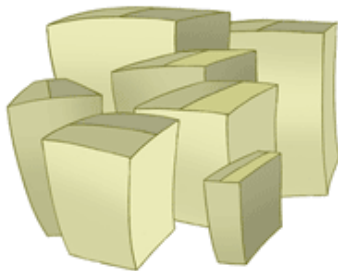
**GOT PROPERTY
DAMAGE?
GET HELP NOW!**

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.

Rami Boaz License #P119224

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.





Commissioner
Eileen Higgins
District 5



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MIAMI BEACH OFFICE
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District5@miamidade.gov

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Inside D5 Newsletter

Hurricane Season: Let's Get Ready!



"A man who stops advertising to save money is like a man who stops a clock to save time." – Henry Ford

CGP publishes monthly newsletters for over 50 condos; each written & delivered to each resident by the board & management.

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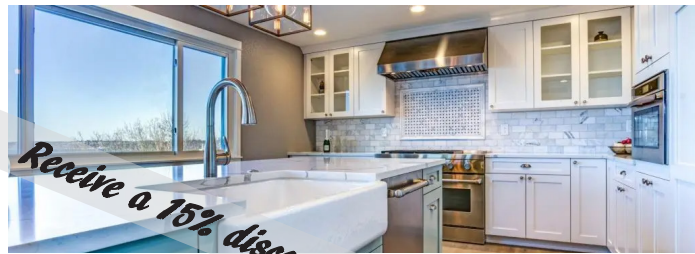
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