

# Brickell Ten CONDOMINIUM



*A Newsletter for the Residents of the Brickell Ten Condominium Association*

Volume 1 Issue 2

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**BRICKELL TEN**  
**Condominium Association Inc.**  
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## REMINDERS TO OUR COMMUNITY

### Please register your guest:

All guests must check in at front desk every time they access the building as front desk must know who they are to give them access to elevator. Adding a guest to the system only waives the phone call for access. Guest must check in front desk each time. Please understand that it is for your security that we know who is in the building at all times. Send email to [brickelltenmanagement@gmail.com](mailto:brickelltenmanagement@gmail.com), and include first and last name of each guest and the dates they will be visiting.

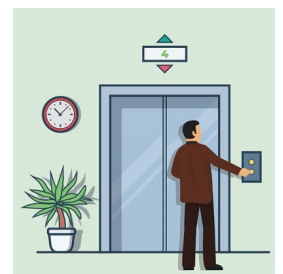


### Worker Access and Elevator Reservations:

Please inform the management office via email, [brickelltenmanagement@gmail.com](mailto:brickelltenmanagement@gmail.com) when any type of worker will be accessing the building/unit. We require that all companies/workers submit their COI to include General Liability AND Workman's Compensation. Brickell Ten Condominium does NOT accept any insurance Exemptions, so please inquire with your selected company that they have all the required insurance coverage to avoid any issues or miscommunication as they will not be allowed to work on the property. COI must be submitted 48 business hours in advance.

## ELEVATOR RESERVATIONS

We strongly suggest that you reserve the elevator in advance. The sooner the better as we only reserve (1) Move/delivery daily. We do not have the parking or the elevator capacity to have more than (1) truck/delivery at a time.



**WORKER ACCESS:** When coordinating and scheduling any workers to your unit, please inform management in advance so they can be added to the daily schedule. Only companies/workers that have submitted their required documents will be added to the schedule.

## Making Sense of the Structural Integrity Reserve Study (SIRS) Requirements

Making Sense of the Structural Integrity Reserve Study (SIRS) Requirements. The SIRS requirement stems from two main pieces of Florida legislation: Senate Bill 4-D (SB 4-D) and Senate Bill 154 (SB-154). The details of this legislation are technical, lengthy, and challenging to understand when it comes to the impact on our condominium association.

What is a Structural Integrity Reserve Study (SIRS)? A SIRS is now required by all condominium associations, providing a comprehensive assessment of the association's structural components, their expected lifespans, and the corresponding reserve funds required for maintenance, repairs and replacements.

Under the new legislation, the SIRS must be completed by December 31, 2024, and be conducted every 10 years thereafter. In addition to standard reserve items, such as cooling towers, elevators, paving, etc., associations must now include an evaluation of the structural elements and electrical and mechanical systems. This approach aims to provide a more accurate representation of the association's overall structural health.

### **The following components must be addressed by the SIRS:**

Roof, load-bearing walls, flooring, foundation, fireproofing and fire protection systems, plumbing, electrical systems, exterior painting and waterproofing, and windows and exterior doors that are the responsibility of the association.

Recognizing the complexity of structural assessments, both SB 4-D and SB 154 mandate that a SIRS be conducted by qualified professionals. The visual inspection portion of the SIRS must be performed or verified by a Florida licensed engineer or architect, or a person certified as a reserve specialist or professional reserve analyst. Engaging professionals with the required qualifications ensures that the assessments are thorough, accurate, and compliant with the new legislative requirements. Our astute Board of Directors will seek legal guidance from our attorneys to review the agreement with our SIRS provider, and to review their completed report to ensure our association is in compliance with the new law. This new legislation emphasizes the importance of financial planning based on the findings of the structural integrity reserve study. We are required to incorporate the study's results into our budgetary considerations.

The Board will meet with our accountants to determine the appropriate funding schedule over the reserve study period. This includes identifying the necessary structural reserve funds and developing a strategic plan for the allocation of these funds over the study's life span. A summary of the reserve study results will be provided to unit owners within 30 days of completion, clearly communicating our financial plans and outlining the anticipated costs and the rationale behind the newly proposed budget. This new reserve requirement presents a radical change from how we have been operating in the past. We can no longer waive reserves after January 1, 2025.

The SIRS is not a one-time requirement, but rather a way to outline ongoing maintenance and repair protocols. Our forward-thinking Board will adopt proactive measures to address identified issues promptly, ensuring that the association's structures are well-maintained and comply with the safety standards. Preventive maintenance is key to potentially enhancing the life of our buildings and their values. Engaging qualified professionals and integrating study findings with comprehensive financial planning are also critical in navigating the new legislation. Sharing routine maintenance updates with unit owners will take things a step further by creating a sense of transparency and building trust within our community. Although the recent legislative changes introduced through SB 4-D and SB 154 will have significant implications on our condominium, understanding and proactively addressing the requirements outlined in these bills will allow us to enhance the safety, integrity, and long-term sustainability of our community.



# CHANGE OF TIME

DON'T FORGET... SPRING FORWARD...FALL BACK... Daylight Saving Time begins for most of the United States at 2 a.m. on the Second Sunday in March and lasts until 2 a.m. on the First Sunday of November. BE SURE TO SET YOUR CLOCKS AHEAD ONE HOUR AT 2 A.M. ON SUNDAY, MARCH 10, 2024 This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.







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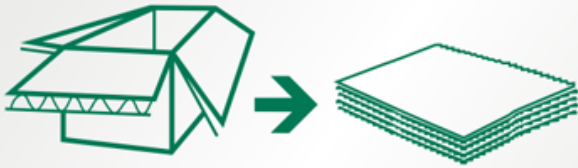

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## EMPTY BOXES

Please be mindful of how you handle your cardboard boxes after use. They should be taken to the ground level/service area and flattened before putting them in the recycling bin. This will make room for more boxes and will lower the association's expenses. We take these matters seriously, and it is essential to maintain a respectful and pleasant environment.



**PLEASE  
FLATTEN BOXES**

## TRASH CHUTE COMPACTER RULES

- Cardboard boxes, Styrofoam, pizza boxes or other items are NOT permitted down the trash chute as this will cause obstruction. All boxes must be flattened & disposed inside the dumpsters with yellow lids located in the loading dock.
- All trash should be bagged & tied closed not exceeding the diameter of the chute.
- Please be careful not to over-extend the trash chute door.
- Never throw glass bottles or containers, paint, or heavy items down the chute. This can damage the metal walls to the chute and create issues with the trash chute that are extremely expensive to repair.
- If the chute is clogged (you see trash sitting in the chute when you open the door), please do not place more trash in the chute. Contact front desk and/or Management and please take your trash to the dumpster until the chute is unclogged.

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# EASTER EGG-CELLENT TIPS

## EGG DECORATING IDEAS

For a personal touch on decorating this year, use wax crayons, magic markers or paints on your egg shell to create your own design; then coat it with clear nail polish to prevent smearing. To make the shell glisten, use pearl-colored nail polish. For a porcelain finish, apply several coats of diluted school glue. If you are going for the natural theme this Easter, try organic coloring. By using strong tea, cranberry juice, apple juice, grape juice, etc. you can create beautifully colored eggs. For this idea, set up large containers full of the desired juices and add a teaspoon of vinegar to each juice (this helps set the color). Drop the hard-cooked egg into the juice, making sure to cover only the part of the shell you want colored, allow it to set over night or longer in the refrigerator. When you remove the egg from the water, you will have an elegant, organically decorated egg.

## HARD-BOILED EGGS

Keep in mind that the fresher the egg, the harder it is to peel. Try to buy your Easter eggs a week or two in advance. Put the eggs in single layer in saucepan. Add enough tap water to cover the egg by at least 1-inch. Cover and quickly bring just to a boil. Remove pan from heat and let stand 17 minutes. Immediately run cold water over the eggs until cool. When eggs are cool, thoroughly crack the shell and roll egg between hands to loosen shell. Start at the large end and peel.




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