



A Newsletter for the Residents of the Brickell Harbour Condominium

Volume 20 Issue 5

April 2024

BRICKELL HARBOUR
Condominium Association Inc.
 200 SE 15th Road
 Miami, Florida 33129

ASSOCIATION OFFICERS

President.....Robert Holz
Vice President Jeffrey Lampert
TreasurerArthur Sweeney
Secretary.....Giselle Viera
Director..... Jose A. Casas Gomez
Director.....Elie Iskander
DirectorFran Zion

PROPERTY STAFF

Property Mgr Lorena Cantillo

IMPORTANT NUMBERS

Front Desk....305-854-6144 ext. 1
Office.....305-854-6144 ext. 2
Fax305-854-2945
Emergency1-800-514-5770

OFFICE HOURS

Monday-Friday 9:00 AM - 5:00 PM
 Please email lcantillo@kwpmc.com
 to make an appointment with
 management



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 Coastal Group Publications, Inc.
 Contact CGP at 305-981-3503 or
www.cgpnewsletters.com to advertise
 in one of our newsletters or to get a free
 newsletter for your property.

**CAN YOU COUNT ON YOUR
 SMOKE DETECTOR?**

According to the U.S. Consumer Product Safety Commission (CPSC), millions of homes in the U.S. have smoke detectors that do not work, usually due to dead or missing batteries. Fire is the second leading cause of unintentional death in the home, making this an important safety concern.



CPSC recommends consumers test each smoke alarm every month to ensure it is working properly. Even alarms with long-life batteries should undergo a short monthly testing. A home should have a smoke detector on each level outside sleeping areas and inside bedrooms.

Proper installation of your smoke detectors and a quick check each month can mean the difference between safety and a tragedy. Don't delay to check your detectors and make a note on your calendar to check them again each month.

HAPPY PASSOVER

Passover is the 8-day observance commemorating the freedom and exodus of the Israelites (Jewish slaves) from Egypt during the reign of the Pharaoh Ramses II. A time of family gatherings and lavish meals called Seders, the story of Passover is retold through the reading of the Haggadah. With its special foods, songs, and customs, the Seder is the focal point of the Passover celebration. Passover begins on the 15th day of the Jewish month of Nissan. As the Jewish day begins at sundown the night before, this year (2024) the first night of Passover is Saturday April 22nd and end on April 30th.



**NOW THROUGH
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Recent technology has revolutionized how Hearing Aid Specialists can resolve hearing loss. On your first appointment, we will demonstrate cutting edge technology, and how it can impact how well you hear - whether it be a noisy environment, or the quiet of your home. We will also show you the power of Bluetooth and devices that work with your phone to improve your hearing.



Melanie Plotkin, H.A.S., Hearing Aid Specialist

Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist, Board Certified in Hearing Instrument Sciences



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WE ARE NOT FOOLING WITH THIS SALE!

Special savings on fully digital Rx hearing aids from Phonak & Starkey.

Get the fully digital P30 Rx Hearing Aids from Phonak with LIFETIME SERVICE starting at

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Starkey's Genesis AI hearing aids feature a **waterproof design & rechargeable battery** than can last up to 51 hours on a single charge.‡

Get \$1000 OFF your purchase of a new pair of Genesis AI hearing aids.*



‡RIC Model. *Cannot be used on prior purchases or combined with another discount.

Vehicle Registration & Decals

Please register your vehicle (s) at the management office and obtain a decal. Any vehicle without a decal will have a notice placed on the window. Below are the samples of the new Decals that will be used at Brickell Harbour to register and identify Bikes and Vehicles.

Transponders are \$50 and fobs are \$25 and can be purchased at the management office. Please request if needed at lcantillo@kwpmc.com



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RE-OPEN OLD & DENIED CLAIMS

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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.

Miami Beach License #P17524



Commissioner
Eileen Higgins
District 5

"With offices in Miami and Miami Beach, we are here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."



www.miamidade.gov/district05

305-375-5924

District5@miamidade.gov

DISTRICT OFFICE

2100 Coral Way, Suite 400
Miami, Florida 33145
Monday - Friday / 9:00 am - 5:00 pm

MIAMI BEACH OFFICE

1700 Convention Center Drive, ground floor
Miami Beach, Florida 33139
Monday / Wednesday / 9:30 am - 4:30 pm

@CommishEileen

@CommishEileen

Inside D5 Newsletter

WANTED

PRINT JOBS anything that puts ink on paper

Denizens | Businesses | Club Promoters | Restaurants | City Celebrations • Obit Books • Biz Cards • Promo Materials • Brochures
Announcements • Posters-Banners • Vehicle Wraps

Condo/HOA Services | Residential or Commercial Voting/Election Packages • Annual Notices (w/ affidavits) • Letterhead
Property Signage • Stickers/Decals • Window Lettering • Binding

Contact Marc (the newsletter guy)
cgpimarc@earthlink.net | 786-223-9417

TWO CONVENIENT LOCATIONS



EMERGENCY CARE 24/7

DR. EDY A. GUERRA

NEW PATIENT SPECIAL \$79
(D0210, D0150, D1110)

9456 HARDING AVENUE
SURFSIDE, FL 33154
305-866-2626

4011 WEST FLAGLER ST, SUITE 506
MIAMI, FL 33134
305-643-1444

dredyaguerrads@gmail.com
WWW.DENTISTSURFSIDE.COM

BRICKELL HARBOUR CONDO

200 SE 15th Rd, Miami, FL 33129

MOST RECENT CLOSINGS:

Apt	Bed	Bath	Sold Price
16-C	2	2	\$765,000.00
10-H	1	1.5	\$400,000.00



ALYESKA SEMSCH
JOSE CARLOS JIMENEZ
786-326-7655
 info@semschrealty.com



SEMSCH REALTY

200 Crandon Blvd Suite 360, Key Biscayne, FL 33149
 Brickell / Downtown / Key Biscayne
 Coconut Grove / Coral Gables / Sunny Isles

Information is believed accurate, but not guaranteed. Information obtained from Miami-Dade public records.



ALBANY HOMES CONSTRUCTION

General Contractor

www.AlbanyHomes.us
 786-271-7192 | mts@albanyhomes.us
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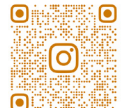
SERVICES INCLUDE:

- Any small or large construction project
- Bathrooms • Kitchens • Painting
- Tile, wood and vinyl floors
- Interior doors • Popcorn removal
- Quiet exhaust fans • General repairs



DIAMOND REMODELERS

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We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Remodeling Experts*, family owned for 40 years.

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REMODELING • INSTALLATIONS

- Kitchen / Bathroom
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- Cabinets / Vanities
- Custom Baseboards / Crown Moldings
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed



PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows EST. 1980
- Framing, Drywall & Finishes
- Mirror Installation



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