

# Brickell Ten CONDOMINIUM



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

Volume 1 Issue 3

April 2024

**BRICKELL TEN**  
**Condominium Association Inc.**  
1010 SW 2ND Ave  
Miami, Florida 33130  
brickelltenmanagement@gmail.com  
<https://websites.mmilive.net/brickellten>

**ASSOCIATION OFFICERS**  
**President**..... Johnny Dao  
**Vice President** . Valeria Rodriguez  
**Secretary/Treas.**.....Julia Stepanova

**PROPERTY STAFF**  
**Manager**.....Madeleyvis Boris  
[brickelltenmanagement@gmail.com](mailto:brickelltenmanagement@gmail.com)  
**Asst. Manager**..... Adianez Tamayo  
[brickelltenmanagement@gmail.com](mailto:brickelltenmanagement@gmail.com)

**IMPORTANT NUMBERS**  
**Front Desk**..... 786-245-6883  
**Security**.... 786-245-6984 Ext 102  
**Main Office** ..... 786-235-9196

**OFFICE HOURS**  
**Mon. - Fri**..... 9:00 am - 5:00 pm



Published monthly at no cost for  
Brickell Ten Condo by  
COASTAL GROUP PUBLICATIONS, INC.  
Contact CGP at (305) 981-3503 or  
[www.cgpnewsletters.com](http://www.cgpnewsletters.com) to advertise  
in one of our newsletters or to get a free  
newsletter for your property.

## AMENITIES AND ELEVATOR RESERVATIONS

This is a friendly reminder regarding the procedures for reserving amenities and cargo elevator:

**To make a reservation for the BBQ,** please visit the front desk and let them know the date and time you would like to schedule. Additionally, you will be required to sign a consent form acknowledging the rules and regulations for the BBQ.

**To make a reservation for the Club Room,** please visit the office on weekdays between 9:00 am and 5:00 pm.

**To make an Elevator reservation,** please schedule in advance with management via email, [brickelltenmanagement@gmail.com](mailto:brickelltenmanagement@gmail.com), move in/ out are **only** on weekdays from 7:30 am to 4:00 pm.



## CONDOMINIUM OWNERS INSURANCE

The Statutes of the State of Florida, that govern Condominiums, are specific as to what is the Owner's responsibility, and what is the Association's responsibility. For Unit Owners, it is standard practice and generally recommended to purchase "contents" insurance; and also coverage for the interior of a Unit. While the common areas of the property are fully insured, this insurance

does not cover damage that may occur in a specific Unit. Therefore, it is recommended that Unit Owners, at the very least, take the time to research Unit Insurance options through one or more qualified Insurance Agents. For documentation of Association Insurance, or to request a Mitigation Report, you may send an email request to [brickelltenmanagement@gmail.com](mailto:brickelltenmanagement@gmail.com)



# IMPORTANT UPDATES AND REMINDERS

**No Items may be stored in garage:** This includes bicycles, doggie strollers, toys, beach chairs, bags, boxes, furniture, or anything that you are storing. Association disposes of items and will not be responsible for missing or broken items that are removed.

**Boxes MUST** be broken down, folded and brought down to the 1st floor garage/ loading dock and placed in one of our trash containers. Do NOT place Boxes or any items in the hallway, stairwells, or garage area. Please avoid being charged for the disposal of these items.

**Trash Chute:** Please do not place anything besides household garbage in garbage bags into the trash chute. Do not place boxes of any size, including pizza and shoe boxes into the trash chute. Do not place comforters, mattress pads, clothes hangers, or any loose items. This clogs the chute and can also damage the metal inside the chutes. Our trash service only picks up household garbage. This is daily garbage that fits in regular garbage size bags that fit into the trash chute. Mattresses, furniture of any size, electronics construction debris, or any item that is not regular daily household items, may not be left onsite even for a short time or forced into the trash chute. We will be monitoring our security cameras and anyone leaving items will be charged for removal of their items. Please note that charge may up to \$500- this charge is for payment for outsourced company that is called.

**Do not leave bottles by trash chute.** We appreciate everyone that recycles but unfortunately, we have limited recycling due to the high number of contamination charges due to residents dumping non-recycling items into the recycling bin. We are looking into other ways to reimplement recycling but have to limit this service for the time being. If possible, please bring bags with bottles to the trash chute container on the 1st floor garage area.

# WANTED

## PRINT JOBS

anything that puts ink on paper

**Denizens | Businesses | Club Promoters  
Schools | Restaurants | County | City**  
Events • Reunions • Graduations • Obit Books • Weddings  
Promotional-Branding Materials • Announcements  
Biz Cards • Pamphlets • Brochures  
Yearbooks • Posters-Banners • Vehicle Wraps

**Condo/HOA Managers/BODs  
Mgmt Companies-Residential or Commercial**  
Voting/Elections Packages • Annual Notices (w/ affidavits)  
Letterhead • Complete Property Signage  
Parking/Scooter/Bicycle Stickers and Decals  
Window Lettering-Wraps • Newsletters • Binding

### CONTACT MARC *(the newsletter guy)*

[cgpimarc@earthlink.net](mailto:cgpimarc@earthlink.net)

786-223-9417

*for a no obligation quote on your next print job*

**\* NO JOB TOO BIG OR TOO SMALL \***

Tight time lines, rush jobs ...

we'll do our best to help meet your commitments.



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](http://www.miamidade.gov/district05)

305-375-5924

[District5@miamidade.gov](mailto: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



Published monthly at no cost for Brickell Ten Condo by Coastal Group Publications, Inc.  
Contact CGP at T: (305) 981-3503 or [www.cgpnewsletters.com](http://www.cgpnewsletters.com)  
to advertise in one of our newsletters or to get a free newsletter for your property.

# FOB's/ Vehicle Transponders and Garage Parking

Please be informed that **FOB's/ Vehicle Transponders** for elevator and garage are only for Unit Owners and Renters; guest, workers, realtors, or unit representatives must check in with front desk each time they come to the building. This is to maintain security in the building. **Garage parking** is only for owner and renters. FOB's are deactivated when owner sells unit and also expires at end of lease. New residents must register the unit FOB with management to activate access under their names and dates.



PATRICKJAIMEZ PA

Mobile (786)-277-7355  
patrickjaimez@gmail.com



Hablo Español/Falo Português  
Selling Real Estate for over 20 years!

## THINKING OF BUYING OR SELLING?

I CAN HELP. I AM AT YOUR SERVICE.

Get Honest Experienced Help Buying or Selling your Home.

### TRUST the advice of a professional.

When it comes to **Buying** or **Selling** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

Call me today for a **FREE**, no cost obligation, comprehensive market analysis of your property.

**stellar**  
Public Adjusting Services  
Professional Insurance Claim Representation

CALL US BEFORE YOUR  
INSURANCE COMPANY!!

(305) 396-9110  
STELLARADJUSTING.COM



**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 Bouaz License #P175224

**"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.

Advertise to over 30,000 condo residents.

**COASTAL GROUP**  
PUBLICATIONS, INC.

305-981-3503 www.cgpnewsletters.com

7441 Wayne Ave  
PARKVIEW POINT - #15B



Call Now!  
Rosa Jacquelin  
(786) 239-1283

*Love Where You Live!*

Video Tour: [www.SignatureHomesOfMiami.com](http://www.SignatureHomesOfMiami.com)



## Short-Term Rentals are Strictly Prohibited

Please be advised that any unit found in violation will have all access control devices immediately deactivated and matter will be turned over to attorney at owner's expense. Renter's may also face eviction. **\*\*All rentals must go through the application process\*\*** Please respect the community by following all established procedures.



## BE KIND TO YOUR NEIGHBORS

A friendly reminder to please be mindful of your community and neighbors. While in your unit be aware of small things that could potentially affect your neighbors. Odors such as smoke from a cannabis, cigarette/cigar, burning food, or trash could leave lingering odors behind. If you are a smoker, we suggest smoking in the balcony (with sliding door closed so smoke does not seep inside apartment/ building) **DO NOT** smoke in the bathrooms as the exhaust exit may seep into other unit's bathrooms. Anything that causes the resident's enjoyment of their home is considered a "nuisance". If we find that you are causing a nuisance, are smoking in your unit and it states on your lease that there is no smoking allowed inside units, we will be forced to inform the landlord and send the complaint to the association attorney to start eviction process at the landlord's expense.



Please, we all must remember that your habits affect everyone in the building to include families, children, and their pets. Your cooperation is appreciated.

# DIAMOND REMODELERS

Full Service Contractors



@DIAMONDREMODELERS

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.

specializing in condo & apartment interiors

Jeff Diamond & Anthony Lasorsa  
**305-865-9005**  
[www.diamondremodelers.com](http://www.diamondremodelers.com)  
[jeff@diamondremodelers.com](mailto:jeff@diamondremodelers.com)

## Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

### REMODELING • INSTALLATIONS

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

*"Your Experienced Handyman"*

### PAINTING & SERVICES UNLIMITED

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



- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15% Off**  
any remodeling job!

**10% OFF Any Service**  
Valid With Coupon. Not To Be Combined With Other Offers. Exp 5/31/2024

Painting & Services Unlimited Lic. CC94BS00437  
 Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor

**NOW THROUGH  
APRIL 30TH**

*Get exclusive savings on the latest hearing technology plus receive a complimentary hearing examination.*

# HEAR IT FOR YOURSELF!

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



Scan me to find our nearest office & to request an appointment online.



**WE SPECIALIZE IN SECOND OPINIONS!**

**CALL US TODAY!  
(888) 272-9589**

19046 NE 29th Avenue, **Aventura**  
222 95th Street, **Surfside**  
[www.HearAgainAmerica.com](http://www.HearAgainAmerica.com)

**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

**\$1990** *per pair*

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.

# DID YOU KNOW?: KITE TRIVIA

## APRIL IS NATIONAL KITE MONTH.

- In ancient China, it was believed that kites could ward off evil spirits. Today, the kite is regarded as a symbol of good luck.
- The first recorded attempt to use kites to obtain scientific data occurred in 1749 when two Scottish scientists, Alexander Wilson and Thomas Melville, fastened thermometers to kites in order to record the temperature of the air at high altitudes.
- In 1847, chief engineer T.G. Hulett used a kite to string the first steel cable over the Niagara River in order to continue construction of a suspension bridge over the gorge.
- The first patent issued for a kite was granted in 1866 for a hexagon-shaped flat kite with two inwardly bent masts.
- In 1887, E. D. Archibald, an English meteorologist, took the first aerial photograph by attaching a camera to his kite.
- In 1898, a modified Hargraves Box Kite rose more than two miles over the Earth’s surface to a height of 12,471 feet (3,801 meter) above Milton, Massachusetts. Today’s kits are restricted by aviation rules to fly no more than 300 feet high or within three miles of an airport.
- Guglielmo Marconi, inventor of the wireless telegraph, used a hexagon kite in 1901 to lift an antenna four hundred feet in order to receive the first radio signal ever transmitted across the ocean.
- During World War II, kites bearing pictures of enemy aircraft were used by the United States Navy for target practice. Huge box kites were also flown above American war ships to ward off attacking enemy aircraft. Long steel wires were suspended from each kite, causing damage to any approaching planes.
- On April 4, 1975, a world record was set by Kazuhiko Asaba of Kamakura, Japan, for the most kites flown on a single line--1,050. Since then the record has been broken a number of times. The current record is 11,284 kites on one string.
- The largest kite in the world is flown each year in Hoshubana, Japan, a small village near Tokyo. The kite measures 36 feet wide and 48 feet long and weighs nearly a ton. It can take 50 or more men to send the kite aloft.





**ALBANY HOMES  
CONSTRUCTION**  
*General Contractor*

---

www.AlbanyHomes.us  
786-271-7192 | mts@albanyhomes.us  
CGC1524580

**“WE MAKE HOMES BETTER”**



**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



**TWO  
CONVENIENT  
LOCATIONS**



**EMERGENCY  
CARE 24/7**

**DR. EDY A. GUERRA**  
*New Patient Special \$79*  
(D0210, D0150, D110)

**9456 HARDING AVE.  
SURFSIDE, FL 33154  
(305) 866-2626**

**4011 W. FLAGLER ST.  
CORAL GABLES, FL 33134  
(305) 643-1444**

[dredyaguerradds@gmail.com](mailto:dredyaguerradds@gmail.com)  
[www.dentistsurfside.com](http://www.dentistsurfside.com)