



Views From...

Brickell Key II

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

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BRICKELL KEY II

Condominium Association, Inc.

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HURRICANE SEASON BE PREPARED

Dear Resident:

Hurricane season is upon us once again beginning June 1st and will last through November 30th. Florida can be threatened at anytime during this season. The information contained in this letter will help you prepare



for a hurricane or other severe weather emergency and understand how your Association will also prepare your community. This letter was also written to help you take precautions to protect your family and property. Please take a moment to read this very important information.

The Board of Directors of Brickell Key II Condominium Association, Inc. and KW Property Management & Consulting would like to ensure that all unit owners receive as much information as possible to aid in the preparation for any upcoming storm. 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. 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>

Continued on page 2

Hurricane (cont from page 1)

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.

PLAN AHEAD:

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 must preregister with the Miami-Dade County Emergency Evacuation Assistance Program at 305-513-7700, 888-311-3233 or 305-468-5402 or by visit page: https://www.miamidade.gov/global/service.page?Mduid_service=ser1470238193996672

Registration applications may be found in our Community Portal under Hurricane Plan - Hurricane Plan 2024 - Miami Dade Emergency & Evacuation Assistance Program.

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 windowsills 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 a 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 waterproof container.

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 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.

Continued on page 3

Hurricane (cont from page 2)

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.

PLANNED VACATIONS

If you plan a vacation during Hurricane Season that is more than seven days, please be sure to close your shutters prior to your departure. Likewise, if you plan a vacation, less than seven days but imminent threat is on track and you are not available to close your shutters, please notify the management office at brickellkeyii@kwpmc.com for assistance in closing your shutters. Please note that we do not have a preliminary schedule as to when the Façade Project will commence. Contracting Specialist South East, LLC have a Hurricane Preparedness Plan in place which may be found in our Community Portal under Hurricane Plan - Hurricane Plan 2024 - CSI SE 23-023 Hurricane Preparedness Plan.

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.

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

Your Management Team and Board of Directors

Dayana Toledo, LCAM, CMCA
Property Manager



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DETECT-A-LEAK WEEK

Detect-a-Leak Week is held annually every May. This is the perfect time to give your home a once over, checking for leaks that may be costing you money! Even a small leak can add up to hundreds of dollars a year, and could damage surrounding fixtures, cabinets, or floors.

One of the biggest culprits is the toilet. You often cannot tell if your toilet is leaking simply by examining it. Place a few drops of food coloring, just enough to slightly color the water, in the main tank. Let it sit for several hours, then check the toilet bowl. If you see the color in the bowl, you have a leaky toilet and it needs to be repaired. Check for dripping faucets, pipes, and connections by examining all plumbing in your home. Use a lightweight cloth to wipe around each connection. If your cloth becomes wet, you have leaky plumbing that needs to be repaired.

Don't forget to stop those leaks that you can control! Turn faucets off all the way. Don't let water run when you brush your teeth. And don't use your toilet as a wastebasket. Instead of throwing items such as tissues in the toilet and flushing, use a small wastebasket in your bathroom instead.

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KEEPING YOUR COOL

Protecting Yourself from the Dangers of Sunstroke

Warmer weather is just around the corner. Along with the fun of outdoor activities comes some dangers, too. Among those dangers is sunstroke, also called heat stroke. To protect you and your loved ones from this hazard, keep these tips in mind this summer.

Early symptoms of heat stroke are dizziness, headache, rapid pulse and breathing, and fatigue. Warning signs that indicate a serious condition of sunstroke are hot, flushed skin, a decrease or stoppage of sweat production, an elevated body temperature, confusion, and eventually, a loss of consciousness. Extreme temperatures can cause the body's temperature to rise. Dehydration can cause a decrease in sweat evaporation, which is the body's mechanism for cooling itself. Without this, you have no way of bringing down the high temperature.

Severe sunstroke can lead to shock and eventually failure of the body's vital systems, including the heart, lungs, kidney and brain. Rapid treatment is the key. The sooner the victim receives assistance, the better. To assist someone showing symptoms of sunstroke, first call for help by dialing 911. While waiting for medical assistance, take steps to cool the body. Move the victim to a cooler place. Remove tight fitting or heavy clothing and use cool, wet cloths to cool the victim down. Give fluids slowly and continually.

To avoid getting sunstroke in the first place, remember to drink plenty of fluids on warm days or when your activity level is up. Avoid caffeine and alcohol, both of which can dehydrate you. Wear light colored, loose clothing and always wear a hat in direct sunlight. Try to stay in the shade and take breaks as needed. If you do find that you are experiencing any symptoms of heat stroke, get help immediately.

HEAT STROKE SYMPTOMS



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