

Brickell Ten CONDOMINIUM



A Newsletter for the Residents of the Brickell Ten Condominium Association

Volume 1 Issue 4

May 2024

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Published monthly at no cost for
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MANAGEMENT REMINDER/ GRIEVANCE COMMITTEE CANDIDATES

Dear Residents,

The Board of Directors at Brickell Ten Condominium would like to appoint members for the Grievance Committee at our next Board Meeting.

The Grievance Committee is a group of individuals appointed by the Association's Board of Directors, whose purpose is to address and resolve disputes or grievances that arise among residents, between residents and the association, or any other relevant parties within the condominium community.

The grievance committee acts as a neutral body responsible for investigating complaints, mediating conflicts, and providing recommendations for resolution. It may handle various types of grievances, such as noise complaints, disputes over common area usage, violations of community rules and regulations, or issues related to maintenance and repairs. Members of the grievance committee are usually chosen based on their impartiality, fairness, and ability to handle conflicts diplomatically.

Overall, the grievance committee plays a crucial role in fostering harmony and resolving disputes within the condominium, ultimately contributing to a peaceful and enjoyable living environment for all residents.

Please let us know if you are interested in being part of Brickell Ten Condominium's Grievance Committee. (FOR UNIT OWNERS ONLY).

Why do I need condo insurance when I am already covered by my condo association?

Many condo owners assume that since they pay a monthly condo association fee, they are fully covered by the condo association's master insurance policy. Unfortunately, that is not the case. Your condo association insurance only covers the building's exterior structures, commonly owned property such as walkways, hallways, pool area and liability for the condo association. The condo owner assumes all responsibility for the interior and contents of their unit.

H06 POLICY (CONDO OWNER INSURANCE)

What does a typical condominium insurance policy cover? Condo insurance is designed specifically to protect owners from assuming risks and goes well beyond what's covered in a basic condo association insurance policy. Condo insurance covers specific components of your unit, which includes floors, walls and ceilings, fixtures, and protects against property damage, bodily injury liability and loss of use. Condo insurance also provides coverage protection from windstorms, fire and lightning, theft or break in, smoke and vandalism. If your building is destroyed, the condo association's insurance will pay to rebuild the common areas and your unit, but you will be responsible for all of the unit's interior items depending upon what's in your condo association's master insurance policy.

H0-6 Condominium Unit Owners Policy

- Coverage A - Building-Interior of Unit
- Coverage C - Personal Property-Furniture, Clothing, etc.
- Coverage D - Loss of Use-Additional Living Expenses when unit is damaged due to a covered loss.
- Coverage E - Personal Liability-Claims arising from Liability as Owner of the Unit.
- Loss Assessment Coverage - To reimburse for assessments made by Association for covered losses

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 @CommishEileen

 Inside D5 Newsletter

Commissioner
Eileen Higgins
District 5

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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.



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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.

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



SMOKING AND OTHER ODORS

We have noticed a persistent and strong smell of cannabis in the hallway. While we understand that everyone has different lifestyles and preferences, it is important to remember that our building is a shared space, and we must be considerate of our neighbors. We kindly remind all residents to be mindful of their activities and the impact they may have on others. The use of cannabis, like any other strong odor, can be disruptive and uncomfortable for some residents. Therefore, we ask for your cooperation in keeping the common areas of the building free from any strong odors, including cannabis. Your cooperation will

ensure a more pleasant living environment for everyone. Thank you for your attention to this matter.

DISPOSAL OF CIGARETTE BUTTS:

I am writing to remind everyone about the importance of properly disposing of **cigarette butts, especially from balconies**. Recently, some cigarette butts have been thrown from balconies, creating a safety hazard and detracting from the cleanliness and appearance of our community.

Littering is harmful to our environment and poses a fire risk, particularly in dry weather conditions. As responsible members of our community, we must take proactive measures to ensure the safety and cleanliness of our surroundings.

We kindly request that all residents refrain from discarding cigarette butts from balconies and be considerate and respectful towards our janitorial team.

Your cooperation in this matter is greatly appreciated and will contribute to maintaining a safe and pleasant living environment for everyone.

PARKING AREA GUIDELINES

We want to remind you that personal items cannot be kept in the parking garage anytime. We understand that there are bikes placed in the parking lot due to insufficient space in the bike storage, but this is not the case for personal or beach items. We are actively working to find a solution for the bike storage issue. As per the Brickell Ten Rules and Regulations, **bicycles, tricycles, scooters, skateboards, and other play equipment, baby strollers, and similar items are not allowed to be left in the hallways or other Common Elements or the Limited Common Elements (including balconies, terraces, or patios)**. To ensure smooth operation throughout the community, we kindly request that you follow the parking garage guidelines and remove any personal items placed in the area.



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